

Send tax notice to:


RICKY FAULKNER  
213 KENNISTON DALE  
PELHAM, ALABAMA, 35124

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2014030

**WARRANTY DEED**

  
20140210000037060 1/2 \$262.00  
Shelby Cnty Judge of Probate, AL  
02/10/2014 12:30:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHRISTOPHER W. JOHNSON AND WIFE, TAMARA JOHNSON, **whose mailing address** is: 1315 Haddon Trail, Hoover, AL 35226 (hereinafter referred to as "Grantors") by RICKY FAULKNER and PHYLLIS FAULKNER **whose mailing address** is: 213 KENNISTON DALE, PELHAM AL 35124 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1508, ACCORDING TO THE FINAL PLAT OF KENNISTON AT BALLANTRAE, AS RECORDED IN MAP BOOK 38, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. SUCH STATE OF FACTS AS SHOWN ON THE FINAL PLAT OF KENNISTON AT BALLANTRAE, AS RECORDED IN MAP BOOK 38, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. DECLARATION OF PROTECTIVE COVENANTS, RECORDED IN INSTRUMENT NO. 20070111000017750, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. COVENANT FOR STORM WATER RUN-OFF CONTROL, AS SET OUT IN INSTRUMENT NO. 20070613000278440, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 02/10/2014  
State of Alabama  
Deed Tax: \$245.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 27th day of January, 2014.

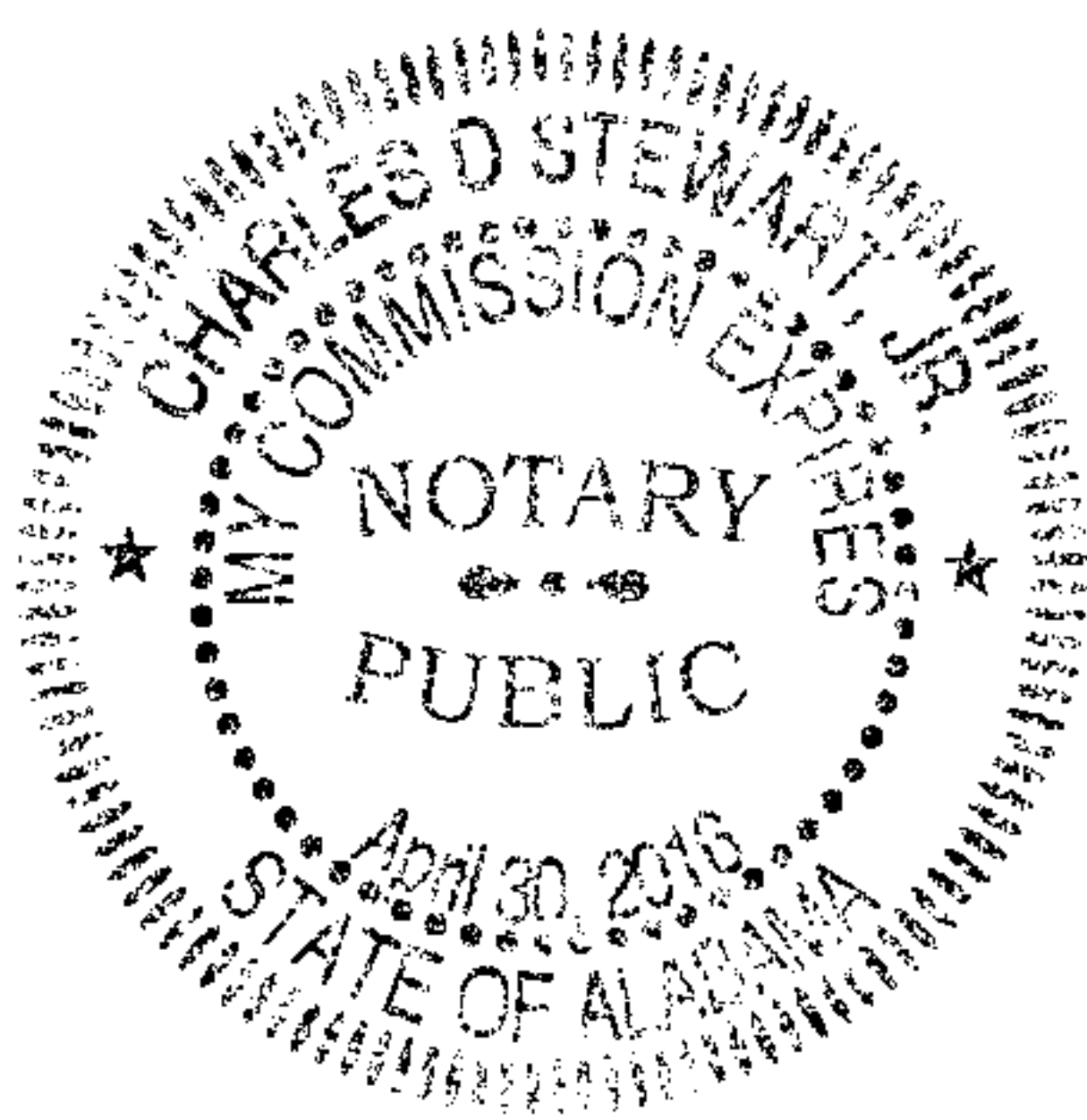
Christopher W. Johnson  
CHRISTOPHER W. JOHNSON

Tamara Johnson  
TAMARA JOHNSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that CHRISTOPHER W. JOHNSON AND TAMARA JOHNSON, whose names  
are signed to the foregoing instrument, and who are known to me, acknowledged before  
me on this day, that, being informed of the contents of the said instrument, they executed  
the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of January, 2014..



Charles D Stewart Jr  
Notary Public  
Print Name: Charles D Stewart Jr  
Commission Expires: 4/30/16

20140210000037060 2/2 \$262.00  
Shelby Cnty Judge of Probate, AL  
02/10/2014 12:30:22 PM FILED/CERT