## 20160108000008240 01/08/2016 11:48:26 AM DEEDS 1/1

This instrument was prepared by:  Send Tax Notice To:
Halbrooks & Allen, LLC  James B. Andrews, Jr.
#1 Independence Plaza - Suite 704  89 Mt. Laurel Avenue
Birmingham, AL 35209  Birmingham, AL 35242
(Also Property Address)
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STATE OF ALABAMA )
KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF <u>SHELBY</u> )
That in consideration of Four Hundred Forty Thousand and No/100 (\$440,000.00) Dollars
As evidenced by closing statement.
to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, Cynthia H, Johnson, as Trustee of the
Johnson Family Trust dated March 6, 2015
(Whose address is 111 Burnham St. Birmingham, AL 35242)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
James B. Andrews, Jr. and Aimee C. Andrews (Whose address is the property address)
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in <u>Shelby</u> County, Alabama to-wit:
Lot 12-13, Block 12, according to the Survey of Mt. Laurel, Phase II, as recorded in
Map Book 30, Page 10, in the Probate Office of Shelby County, Alabama.
Subject to: current taxes, easements, restrictions and rights-of-way of record.
\$ 396,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this
conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest
in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the
heirs and assigns of the grantees herein shall take as tenants in common.
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in
fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and
my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th day
of <u>January</u> , 2016.
Cynthia H. Johnson, Trystee (Seal) (Seal)
Cynthia H. Johnson, Trystee
STATE OF ALABAMA )
Representative Acknowledgment
<u>JEFFERSON</u> COUNTY )
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Cynthia H. Johnson whose name as Trustee for/of The Johnson Family Trust dated March 6, 2015
is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, she, in her capacity as such
Trustee executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this <u>7th</u> day of <u>January</u> , A.D., <b>2016.</b>
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My Commission Expires: 4/21/16  William H. Halbrooks Notary Public A. C.
with all it. Harbrooks Notary Funde August 1885
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Filed and Recorded

A H M

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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