

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20160701000229120
07/01/2016 09:53:46 AM
DEEDS 1/2

Send Tax Notice To:
Ronald B. Johnson
2081 Forest Lakes Lane
Sterrett, AL 35147

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$160,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Jeannine P. Cain f/k/a Jeannine P. Teague Jeremy Michael Cain, Wife and Husband. Jeannine P. Cain f/k/a Jeannine P. Teague is the surviving grantee of that certain Deed recorded in Instrument # 20051205000628300, the other Grantee Betty J. Huett, having died on or about October 24, 2012, whose mailing address is 296 Forest Park Way, Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ronald B. Johnson, whose mailing address is 2081 Forest Lakes Lane, Sterrett, AL 35147 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 2081 Forest Lakes Lane, Sterrett, AL 35147; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$128,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of June, 2016.

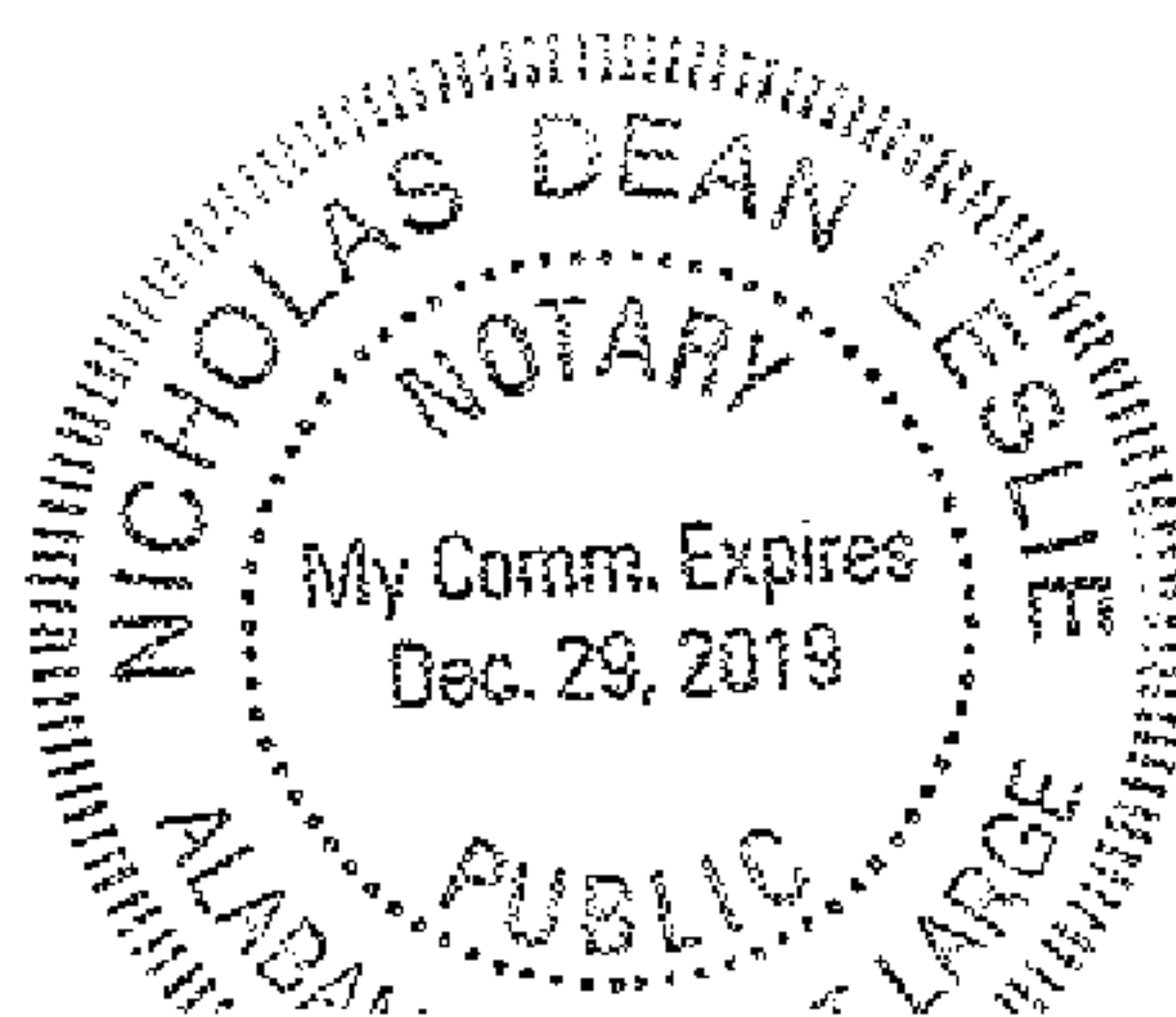
Jeannine P. Cain
Jeannine P. Cain f/k/a Jeannine P. Teague
Jeremy Michael Cain
Jeremy Michael Cain

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jeannine P. Cain f/k/a Jeannine P. Teague and Jeremy Michael Cain, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of June, 2016.

Theresa D. Leslie
Notary Public
Expires: 12-29-2019



S16-1487CDF

EXHIBIT "A"
Legal Description

Lot 480, according to the Final Plat Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122A, in the Probate Office of Shelby County, Alabama.

20160701000229120 07/01/2016 09:53:46 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/01/2016 09:53:46 AM
\$50.00 CHERRY
20160701000229120

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.