

Send tax notice to: Jennifer L. Johnston & Jameston T. Bullock, 40 Country Cove, Chelsea, AL 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160  
Birmingham, AL 35243

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

20170425000140710  
04/25/2017 09:53:28 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred forty thousand and no/100 (\$240,000.00) dollars, the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Raymond L. Herb, an unmarried man, whose mailing address is:**

1914 3rd Ave North #506, Birmingham, AL 35203

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Jennifer L. Johnston and Jameson T. Bullock, whose mailing address is: 40 Country Cove, Chelsea, AL 35043**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 40 Country Cove, Chelsea, AL 35043** to-wit:

Lot 16, according to the Survey of Countryside at Chelsea, as recorded in Map Book 9, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$235,653.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or 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.

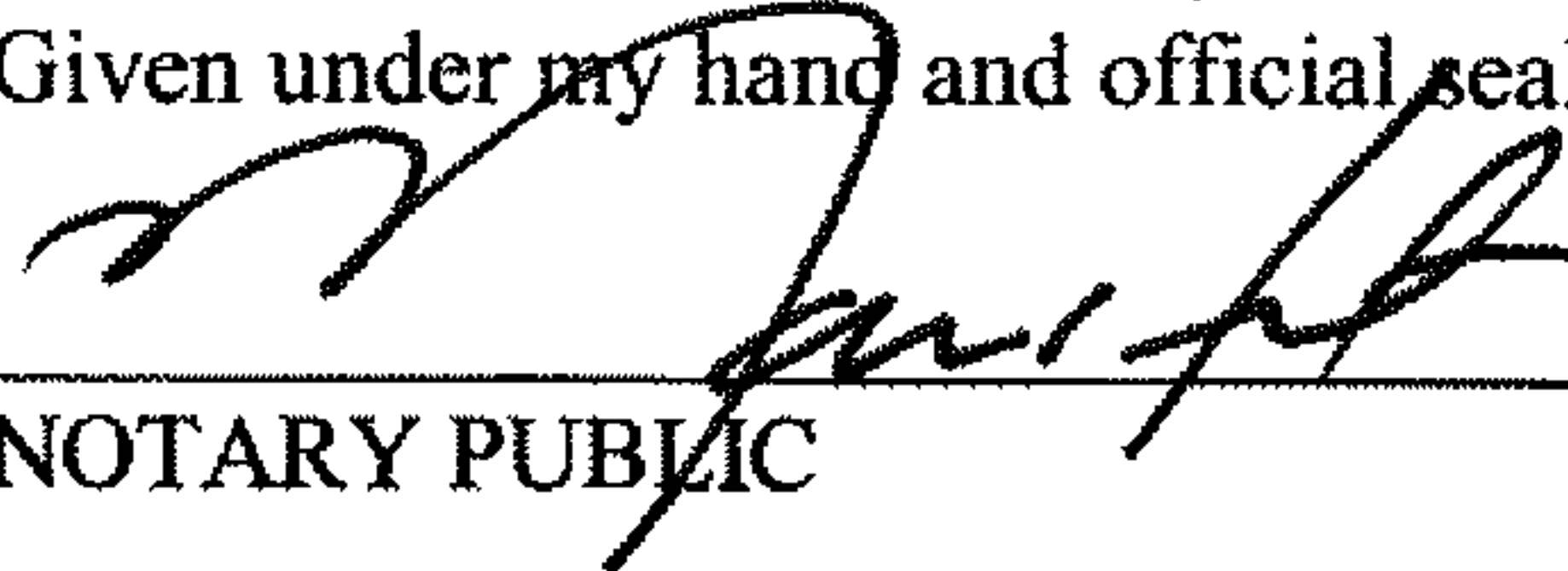
IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 21<sup>st</sup> day of April, 2017.

 (Seal)  
RAYMOND L. HERB

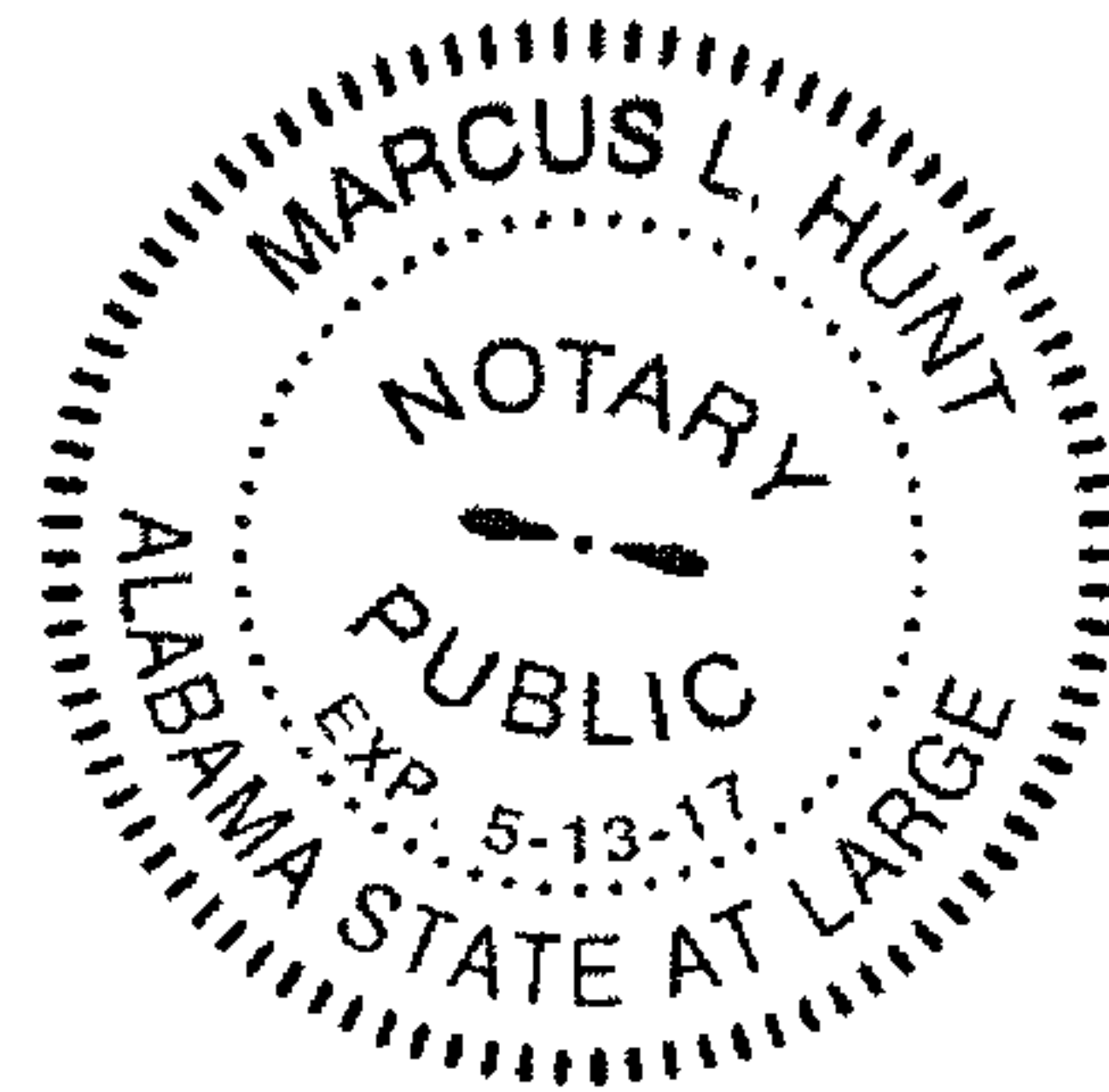
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond L. Herb, an unmarried man, whose name 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of April, 2017.

  
NOTARY PUBLIC

My commission expires: 5/13/17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/25/2017 09:53:28 AM  
\$22.50 CHERRY  
20170425000140710

