

Prepared by:
Cassy Dailey
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Keri T. Callahan
Garren B. Callahan
350 Ward Ave.
Wilton, AL 35187

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20170908000328430
09/08/2017 02:51:30 PM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety Nine Thousand Five Hundred Dollars and No Cents (\$99,500.00) 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

Barry Keith Johnson II and Sandy F. Johnson, husband and wife, whose mailing address is:

737 Highway 42, Calera, AL 35040

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

Keri T. Callahan and Garren B. Callahan, whose mailing address is:

350 Ward Ave., Wilton, AL 35187

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 350 Ward Ave., Wilton, AL 35187 to-wit:

Lots 20 thru 25, in Block B, according to the Survey of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

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

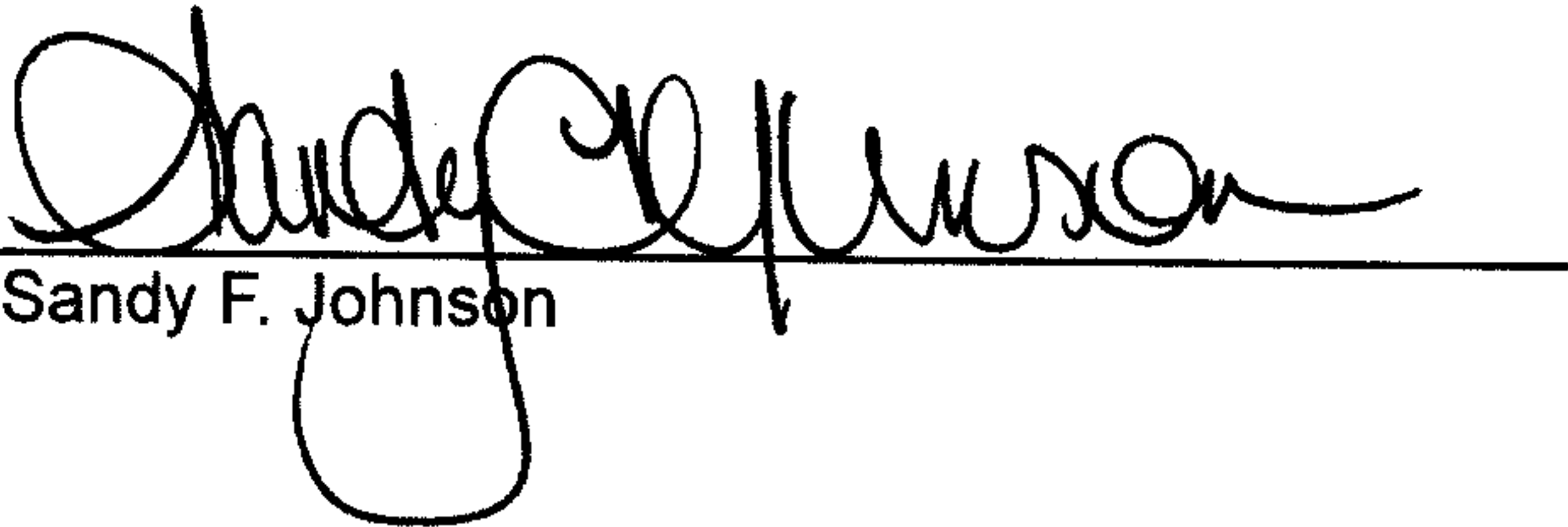
\$97,697.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

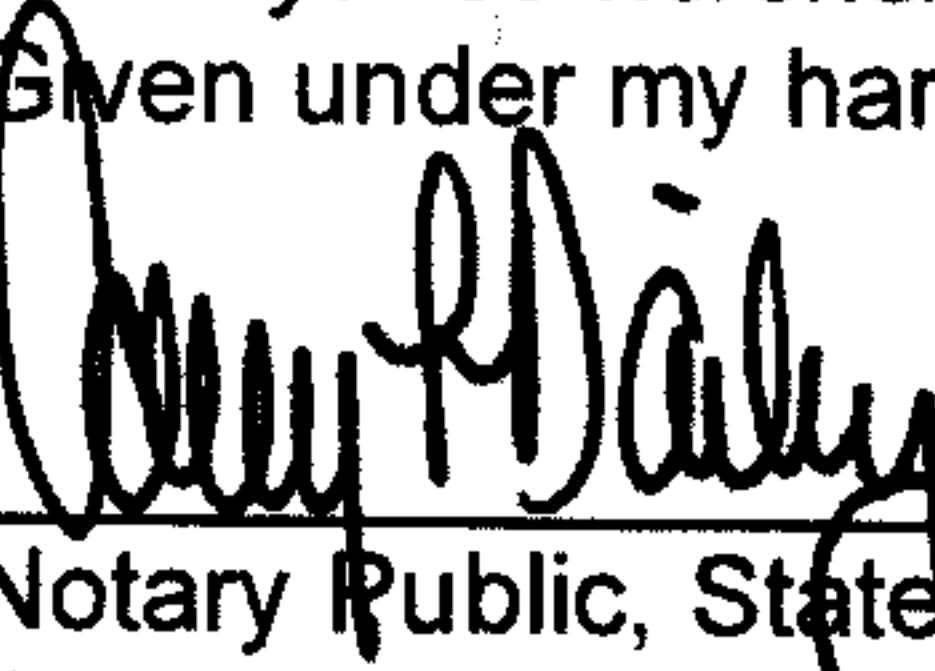
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 8th day of September, 2017.


Barry Keith Johnson II


Sandy F. Johnson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Keith Johnson II and Sandy F. Johnson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 8th day of September, 2017.


Notary Public, State of Alabama
Cassy Dailey
Printed Name of Notary
My Commission Expires: June 04, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2017 02:51:30 PM
\$17.00 CHERRY
20170908000328430



