

20170922000346510

09/22/2017 01:58:13 PM
DEEDS 1/1

This instrument was prepared by:
Caroline Allen, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Matt Johnson
609 Meadow Ridge Dr
Birmingham, AL 35242
(also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Two Hundred Eighty Two Thousand Five Hundred and 00/100---(\$282,500.00) Dollars.
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

John Meinberg and Diana Meinberg, husband and wife
(whose address is 510 Rosebury Rd. Helena, AL 35880)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Matthew Ryan Johnson and Amanda Johnson
(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 Shelby County, Alabama to-wit:

Lot 26, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 277,382.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Note: Matt Johnson and Matthew Ryan Johnson is one and the same person.

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.

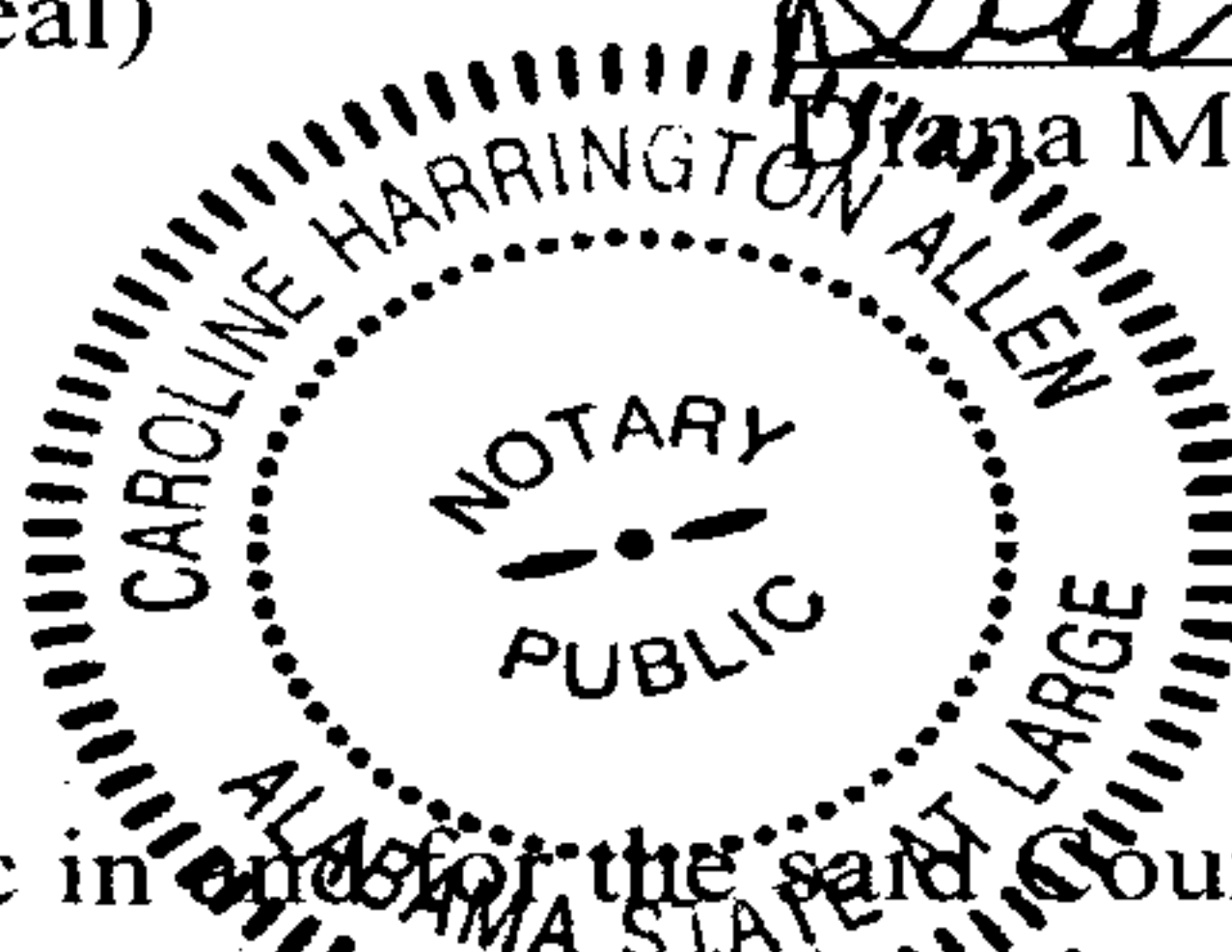
And I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am /we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I /we have a 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, I/we have hereunto set my/our hand(s) and seal(s), this 22nd day of September, 2017.

John Meinberg (Seal)
John Meinberg

Diana Meinberg (Seal)
Diana Meinberg

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify John Meinberg and Diana Meinberg, whose names 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September, A.D., 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/22/2017 01:58:13 PM
\$20.50 CHERRY
20170922000346510

James W. Fuhrmeister