

Send tax notice to:  
JAMES W JOINSON  
434 APPLEFORD ROAD  
HELENA, AL, 35080

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

**20171212000442650**  
**12/12/2017 10:54:40 AM**  
**DEEDS 1/2**

STATE OF ALABAMA  
Shelby COUNTY

2017711T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRANDON M ANDRA and CHELSEA O ANDRA, HUSBAND AND WIFE **whose mailing address** is: 6405 Cornwallis Ct, Cumming GA 30041 (hereinafter referred to as "Grantors") by JAMES W JOHNSON and ASHLEY P JOHNSON and VICKI PARK and KENNETH PARK **whose property address** is: 434 APPLEFORD ROAD, HELENA, AL, 35080 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 340, according to the Survey of Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A & B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Amended Hillsboro Subdivision Phase II recorded in Map Book 38, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Restrictions appearing of record in Instrument #2006-62806; Instrument #2006-56760; Instrument #2007-1635; Instrument #2006-56759; Instrument #2006-31649; Instrument #2006-58307; Instrument #2009-39887 and Instrument #2007-16350.
5. Easement as set forth in Instrument #2006-42215.
6. Right-of-way to Alabama Power Company recorded in Instrument #2006-61280.
7. Conditions, Covenants and Restrictions as recorded in Instrument #20070111000016350; Instrument #20061121000567590; Instrument #20140908000281620; Instrument #2006-62806; Instrument #2006-56760; Instrument #2007-1635; Instrument #2006-56759; Instrument #2006-31649; Instrument #2006-58307; and Instrument #2007-16350.


\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 7th day of December, 2017.

  
BRANDON M ANDRA

  
CHELSEA O ANDRA

STATE OF ALABAMA  
COUNTY OF SHELBY

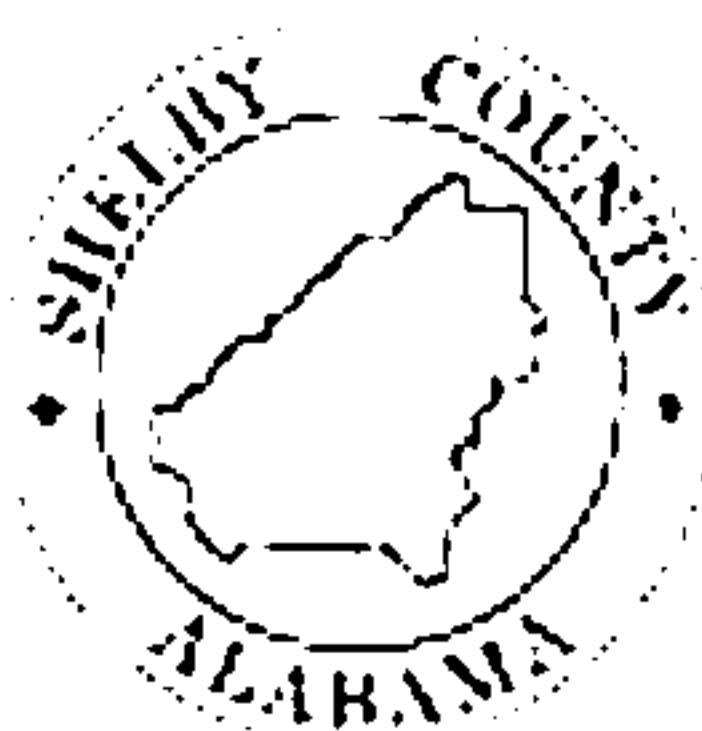
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRANDON M ANDRA and CHELSEA O ANDRA whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2017.

  
Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/12/2017 10:54:40 AM  
\$293.00 DEBBIE  
20171212000442650

