

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
(205)443-9027

Send Tax Notice To:  
Rukiya D. Johnson and  
208 Meriweather Ln  
Calera, AL 35040

**20180612000207870**  
**06/12/2018 03:02:48 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

)  
) KNOW ALL MEN BY THESE PRESENTS  
)

That, in consideration of \$123,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Jessica Flournoy and Richard Stiles, a married couple (the "Grantor", whether one or more), whose mailing address is 121 Rosegate Dr Calera AL 35040, do hereby grant, bargain, sell, and convey unto Rukiya D. Johnson and (the "Grantee", whether one or more), whose mailing address is 208 Meriweather Ln, Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 208 Meriweather Ln, Calera, AL 35040; to-wit:

**Lot 55, according to the Survey of Meriweather, Sector 1m as recorded in Map Book 24, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to:

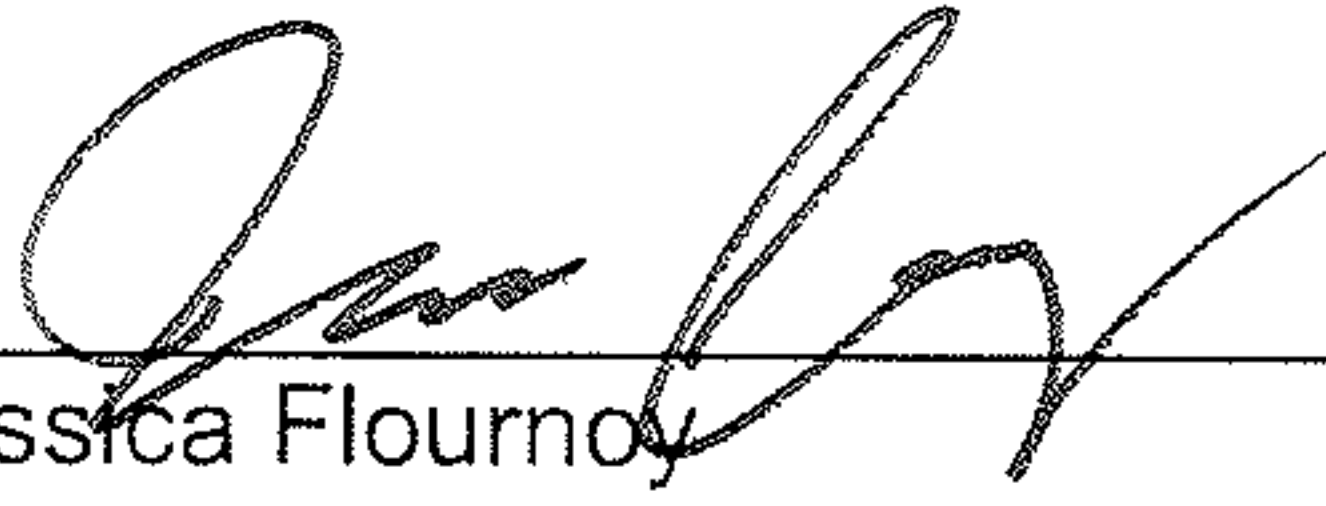
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.


TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$120,772.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jessica Flournoy and Richard Stiles, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 8th day of June, 2018.

  
\_\_\_\_\_  
Jessica Flournoy


  
\_\_\_\_\_  
Richard Stiles

State of Alabama

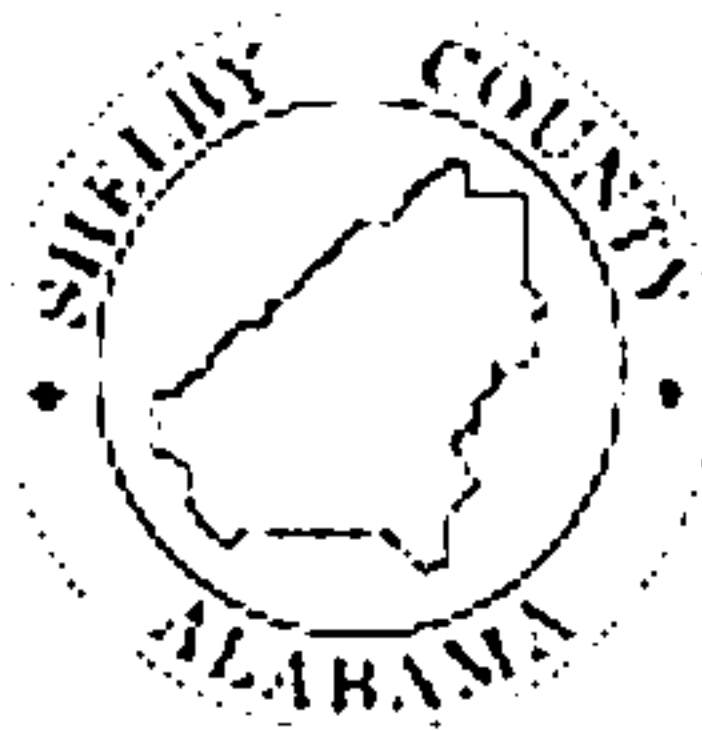
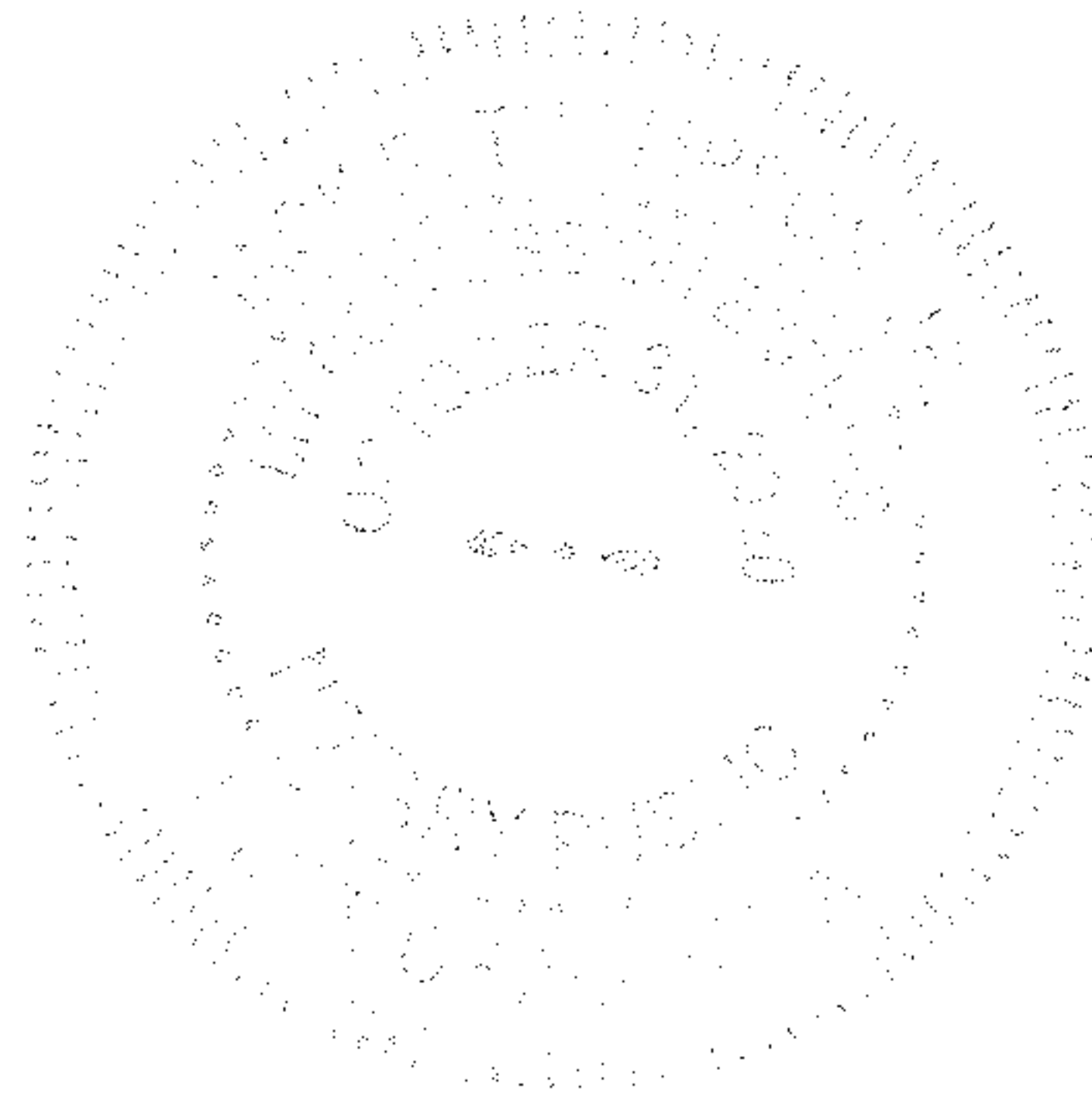
County of Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Jessica Flournoy and Richard Stiles, a married couple, 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 hand and seal, this the 8th of June, 2018.

  
\_\_\_\_\_  
Notary Public

Commission Expires: October 31, 2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/12/2018 03:02:48 PM  
\$20.50 CHERRY  
20180612000207870

