

WARRANTY DEED

20181009000359280  
10/09/2018 09:11:50 AM  
DEEDS 1/1

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.  
Luke A. Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Christopher Johnson  
Jasmyne A Johnson  
389 Summerchase Drive  
Calera, AL 35040

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Amber Nicole Yartins**, married (herein referred to as Grantor) do grant, bargain, sell and convey unto **Christopher Johnson** and **Jasmyne A Johnson** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 52, according to the Survey of Summerchase Phase 4, as recorded in Map Book 26, Page 111, in the Probate Office of Shelby County, Alabama.**

Said property is not the homestead of the Grantor, nor the Grantor’s spouse.

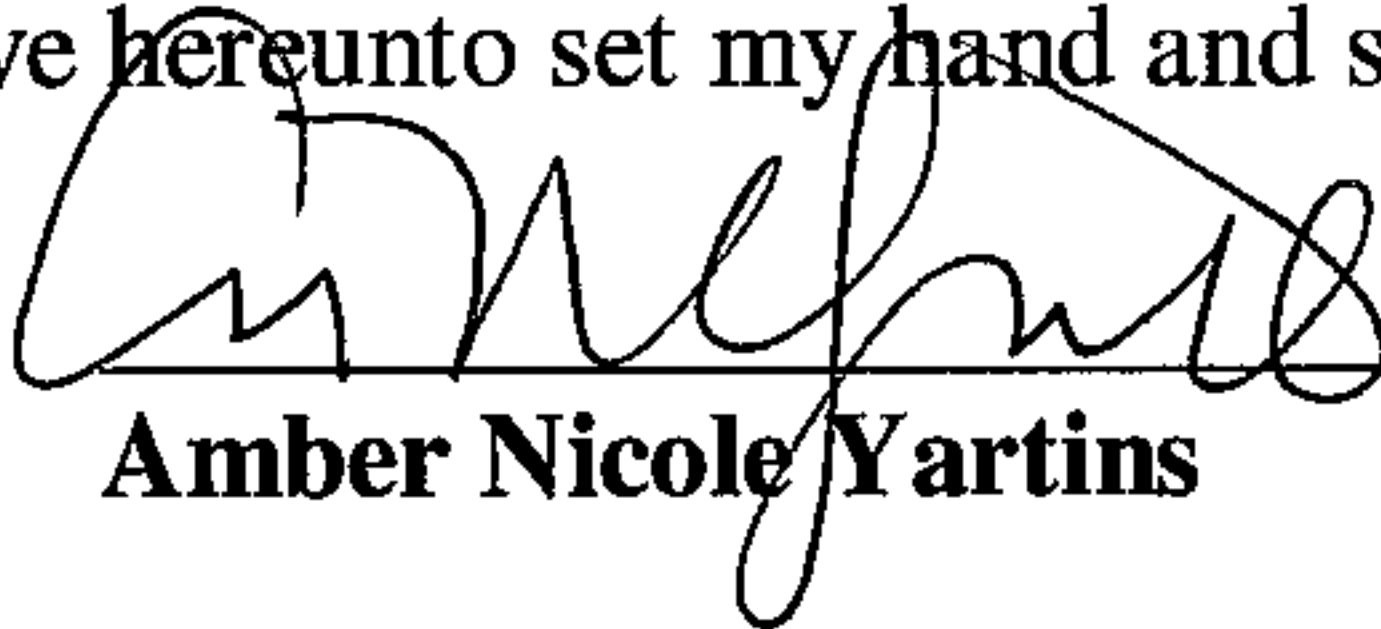
\$144,383.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this September 27, 2018.

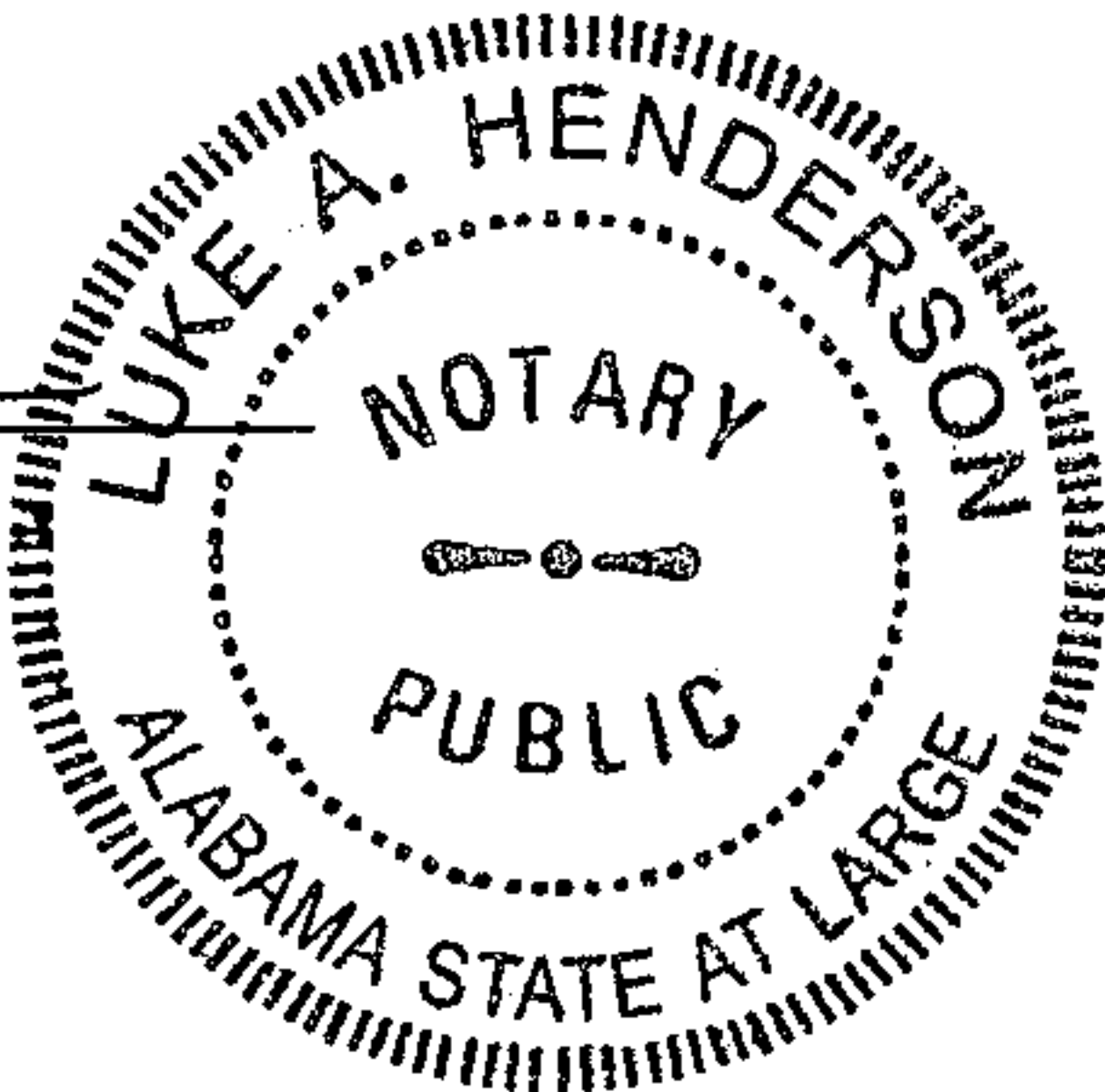
  
Amber Nicole Yartins

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Amber Nicole Yartins**, married, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Amber Nicole Yartins executed the same voluntarily on the day the same bears date.

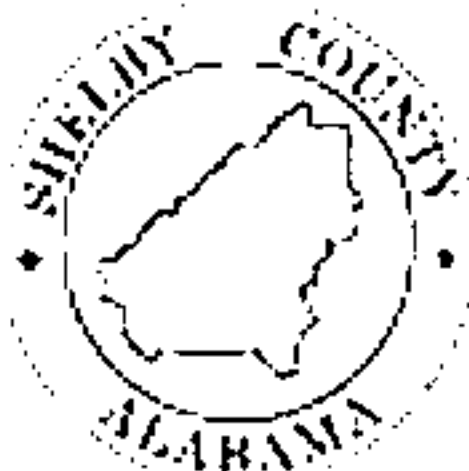
Given under my hand and seal this September 27, 2018.

  
Notary Public



My Commission Expires: 7/26/20

Grantor’s Address:  
6872 Montevallo Road  
Centerville, AL 35040  
Property Address:  
389 Summerchase Drive  
Calera, AL 35040



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/09/2018 09:11:50 AM  
\$21.00 CHERRY  
20181009000359280

Allen S. Boyd