

20181109000396770  
11/09/2018 08:57:55 AM  
DEEDS 1/1

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
George D. Brown  
Debra A. Brown  
188 Renwick Lane  
Calera, AL 35040

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Seven Thousand Five Hundred Dollars and No Cents (\$187,500.00) 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

**Willie J. Johnson, an unmarried man, whose mailing address is:**

2026 Timberline Drive, Calera, AL 35040

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

**George D. Brown and Debra A. Brown, whose mailing address is:**

188 Renwick Lane, Calera, AL 35040

(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: 188 Renwick Lane, Calera, AL 35040 to-wit:

Lot 165, according to the Final Plat of Camden Cove West, Sector 1, as recorded in Map Book 33, Page 143, in the Probate Office of Shelby County, Alabama.

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

\$192,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Willie J. Johnson is the surviving Grantee in that certain deed dated 3/16/2007 recorded in Instrument # 20070411000166800 on 4/11/2007. Angelena M. Johnson having died on or about 12/2/2015.

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 7th day of November, 2018.

  
Willie J. Johnson



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2018 08:57:55 AM  
\$16.00 JESSICA  
20181109000396770

*Allen S. Boyd*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie J. 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 7th day of November, 2018.

  
Notary Public, State of Alabama  
Printed Name of Notary  
My Commission Expires: 5/17/22

