

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

Send Tax Notice To:  
Marc Alan Johnson  
1220 Perthshire Court  
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 Six Hundred Seventy Five Thousand and 00/100---(\$675,000.00) Dollars, As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I or we

Allison Holley, a married woman  
(whose address is 1858 Sayer Lake Rd, Leeds, AL 35094)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Marc Alan Johnson and Lori C. 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 848, according to the Survey of Greystone Legacy 8<sup>th</sup> Sector Phase II, as recorded in Map Book 31, Pages 54 A, B & C, in the Probate Office of Shelby County, Alabama.

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

\$ 225,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor(s) nor his/her/their spouse(s).

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 5th day of December, 2018.

Allison Holley (Seal)  
Allison Holley

\_\_\_\_\_ (Seal)

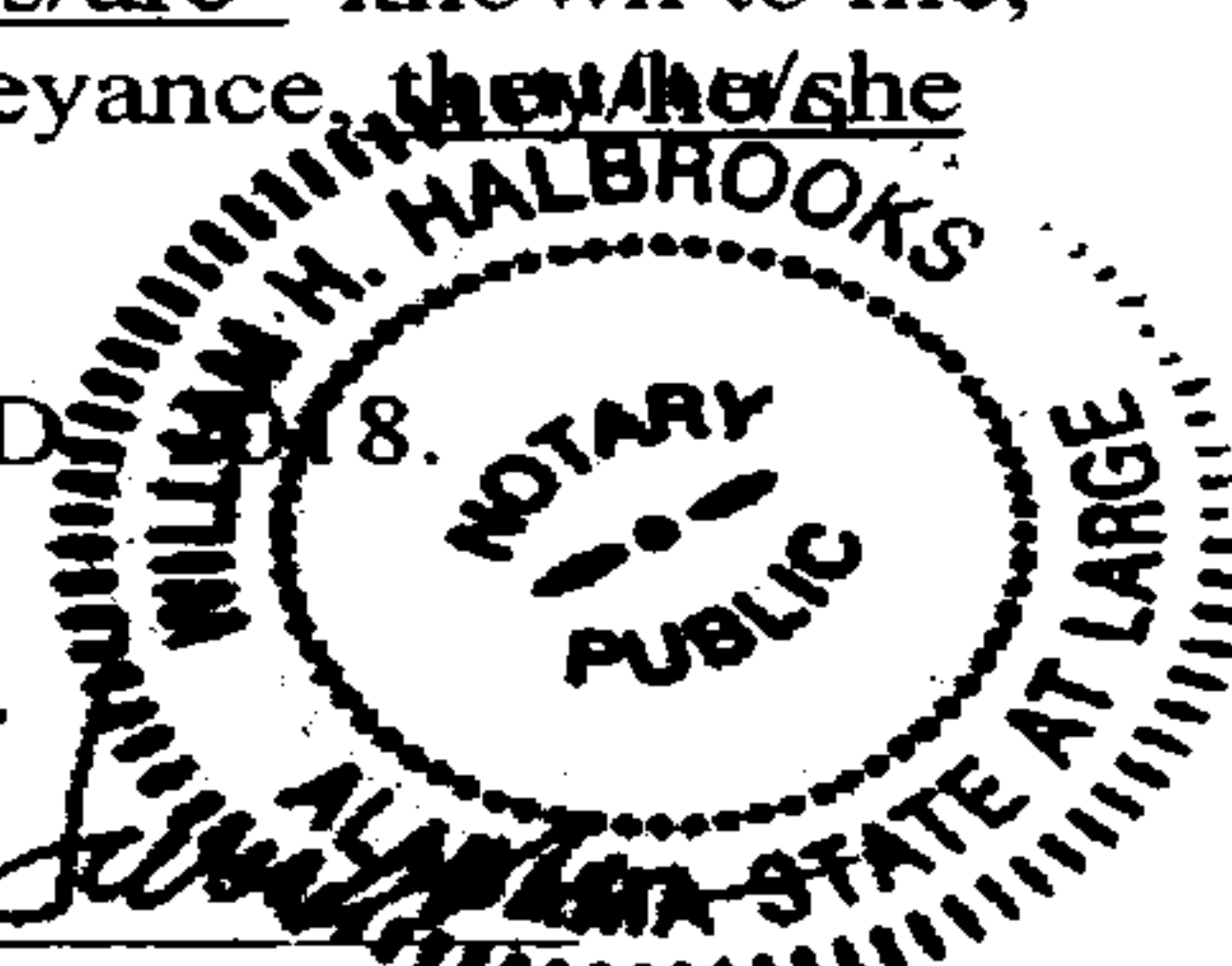
STATE OF Alabama )

General Acknowledgment

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Allison Holley, 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, ~~that he/she~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December, A.D. 2018.



William H. Halbrooks  
Notary Public: William H. Halbrooks

My Commission Expires: 4/21/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/05/2018 03:34:26 PM  
\$465.00 CHERRY  
20181205000425830

Allison Beal