

20190320000090190
03/20/2019 03:39:05 PM
DEEDS 1/3

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1274089455

MAIL TAX STATEMENTS TO:
Carol Johnson and Gary Johnson
267 Highland View Dr.
Birmingham, AL 35242

THIS DOCUMENT PREPARED BY:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 09-3-05-0-001-049.031

**THE MORTGAGE IS PAYING \$620,910.00 OF THE DEED CONSIDERATION
SPECIAL WARRANTY DEED**

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 7th day of March, 2019, by and between **The Huntington National Bank**, a mailing address of 5555 Cleveland Ave., Columbus, OH 43231 hereinafter referred to as Grantor(s) and **Carol Johnson and Gary Johnson, wife and husband**, a mailing address of 267 Highland View Dr., Birmingham, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of SIX HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$689,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,
AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number: 20171004000361430, Recorded: 10/04/2017

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 7th day of March, 2019.

The Huntington National Bank

BY: [Signature]
NAME: Brian Sokol
TITLE: Staff Officer



STATE OF Ohio
COUNTY OF Franklin

I, _____, a Notary Public, in and for said County in said State, hereby certify that Brian Sokol, whose name as Staff Officer of The Huntington National Bank, 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 the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Staff Officer.

Given under my hand and seal this the 7th day of March, 2019.

[Signature]
NOTARY PUBLIC
My commission expires: 4-10-2023



JANET M. SMITH
Notary Public, State of Ohio
My Comm. Expires 04-10-2023
Recorded in Franklin County

No title exam performed by the preparer. Legal description and party's names provided by the party.



FIDELITY NATIONAL TITLE INSURANCE COMPANY 800-943-1196

AS ISSUING AGENT 1-800-943-1196

Title No 1274089455

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 618, ACCORDING TO THE MAP OF HIGHLAND LAKES, 6TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 23, PAGE 153 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel ID: 09 3 05 0 001 049.031

Commonly known as 267 HIGHLAND VIEW Drive, Birmingham, AL 35242
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20171004000361430.



FIDELITY NATIONAL TITLE INSURANCE COMPANY 800-943-1196

AS ISSUING AGENT 1-800-943-1196



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2019 03:39:05 PM
\$90.00 CHERRY
20190320000090190

Allen S. Bayl