

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

Send Tax Notice To:
Keith Johnson
737 Highway 42
Pelham, AL 35124

GENERAL WARRANTY DEED

20190515000165240
05/15/2019 01:16:23 PM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

James J. Thompson Sr. and Frances C. Thompson, husband and wife, whose mailing address is:

3320 Monte D'oro Dr Birmingham AL 35216

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

Keith Johnson, whose mailing address is: 515 Tangled Way, Shelby, AL 35143

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **515 Tangled Way, Shelby, AL 35143** to-wit:

Lot 160, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 7, as recorded in Map Book 23, Page 28, in the Probate Office of Shelby County, Alabama.

ALSO non-exclusive ingress and egress rights, in common with others, to and from said Lot 160 along access easement as shown on recorded plat, which runs from said lot to the public road as shown on said survey, along with the right to place underground utility lines in said easement.

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

\$103,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 the 10th day of May, 2019.

James L. Thompson Sr. by Frances C. Thompson AIF

James L. Thompson Sr. by Frances C. Thompson,
his Attorney-in-Fact

Frances C. Thompson

Frances C. Thompson

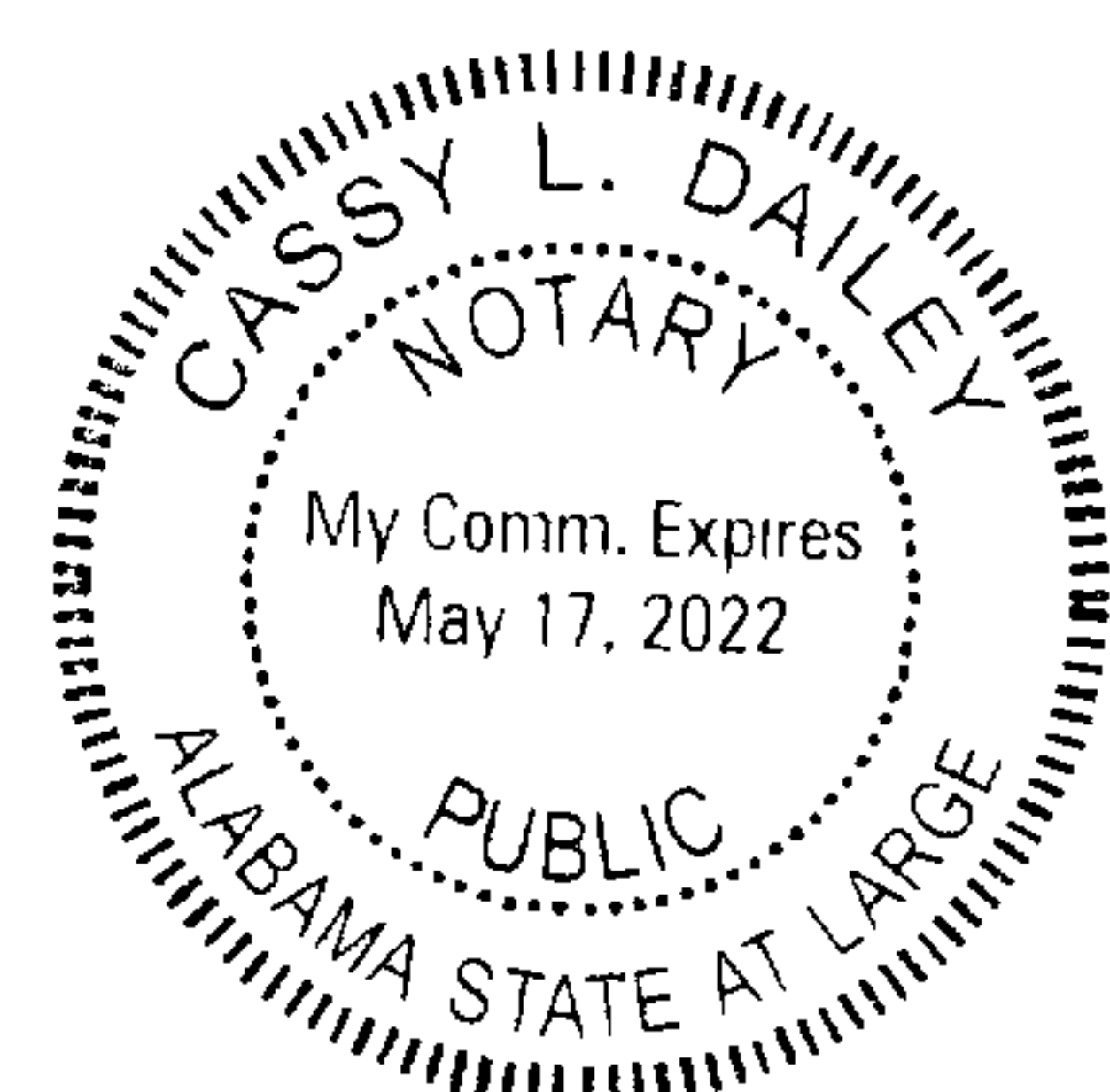
State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that Frances C. Thompson, whose name 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 has/have, individually, and in his/her/their capacity as Personal Representative and as Trustee of the James J. Thompson Sr. and Frances C. Thompson executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of May, 2019.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2019 01:16:23 PM
\$26.50 CHARITY
20190515000165240

Alvin S. Bayl