

Send tax notice to: Jacob Johnson, 1108 Fairbank Lane, Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

20190702000236430

07/02/2019 11:03:56 AM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred fifty-five thousand and no/100 (\$155,000.00) Dollars** 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

Chris B. Haag, an unmarried person, whose mailing address is:

2073 Apple Knoll Ln Mckleeburn, OH 45044

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

Jacob Johnson and Hannah H. Johnson, **whose mailing address is:**

1108 Fairbank Lane, Chelsea, Al. 35043

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 1108 Fairbank Lane, Chelsea, Al. 35043 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

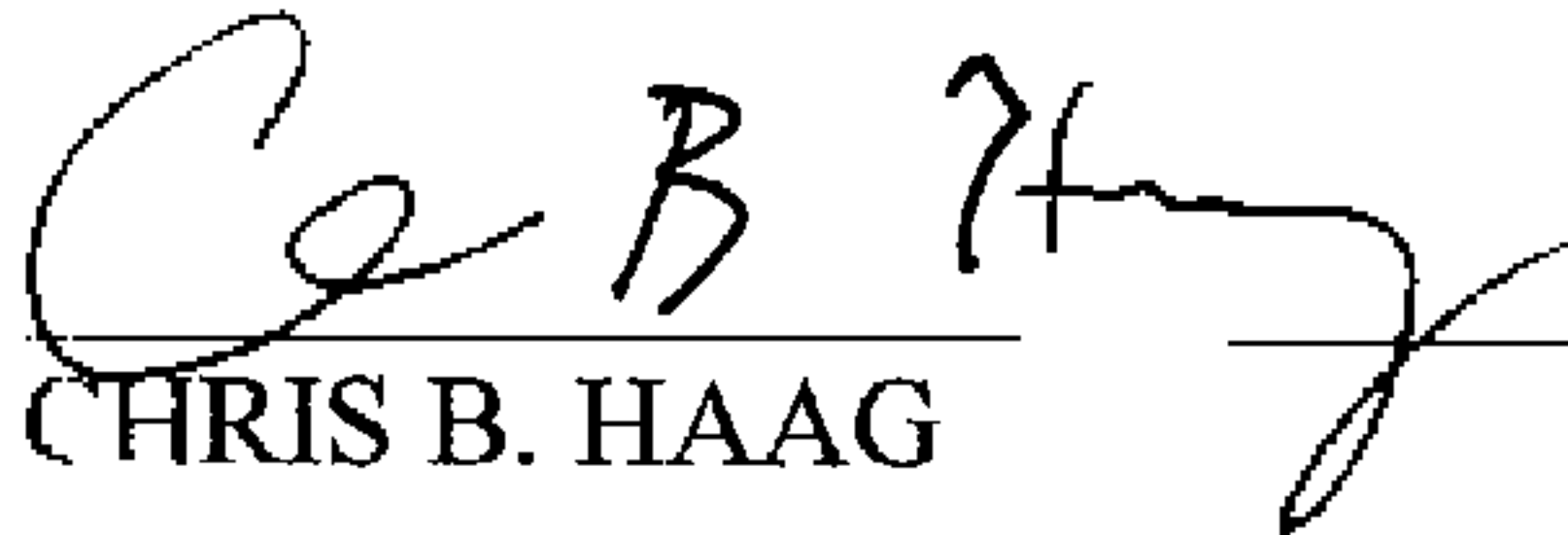
Subject to: All easements, restrictions and rights of way of record.

\$152,192.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 26th day of June, 2019.

 (SEAL)
CHRIS B. HAAG

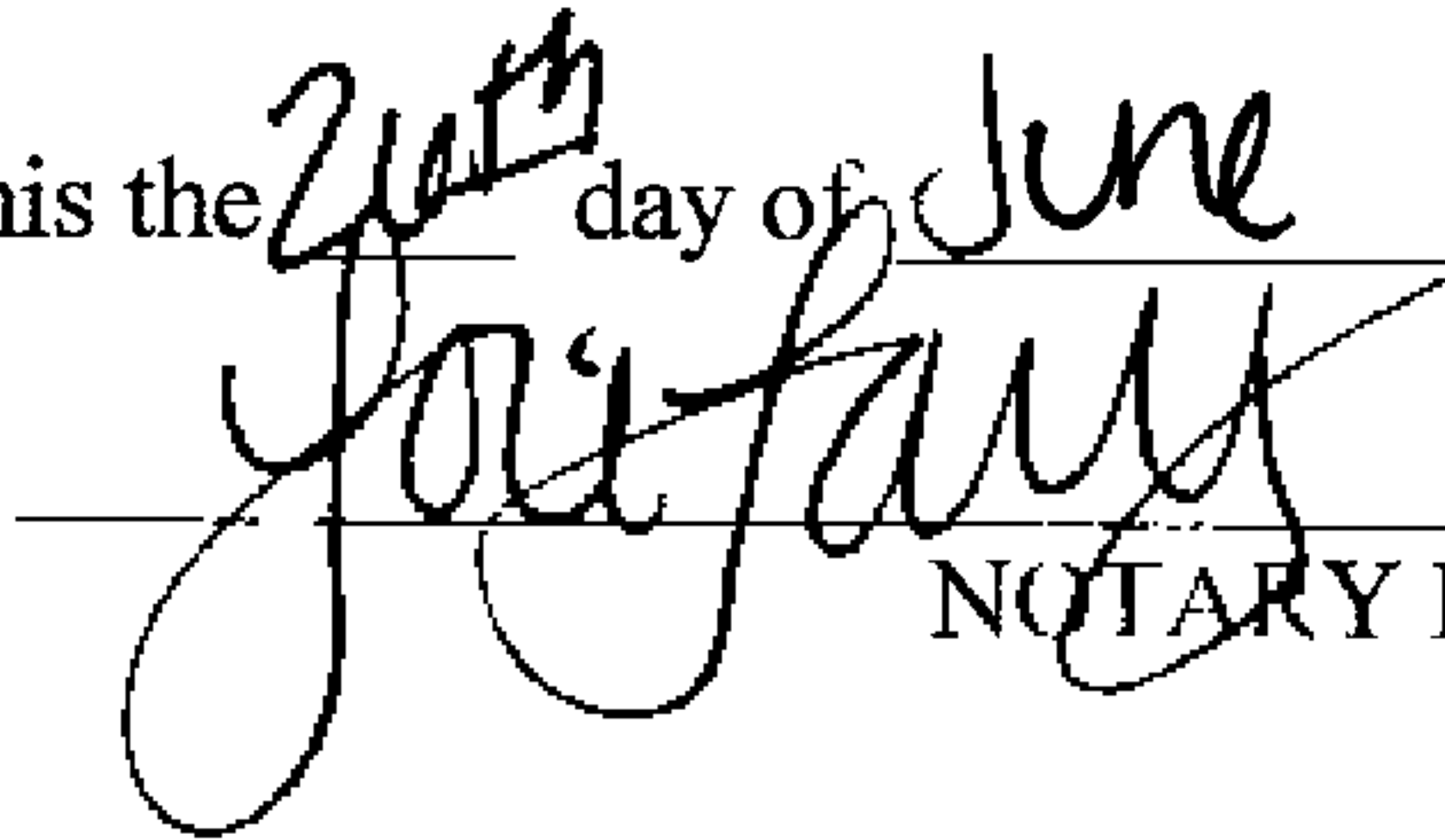
_____(SEAL)

State of ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris B. Haag, an unmarried person, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2019.

My commission expires:


NOTARY PUBLIC

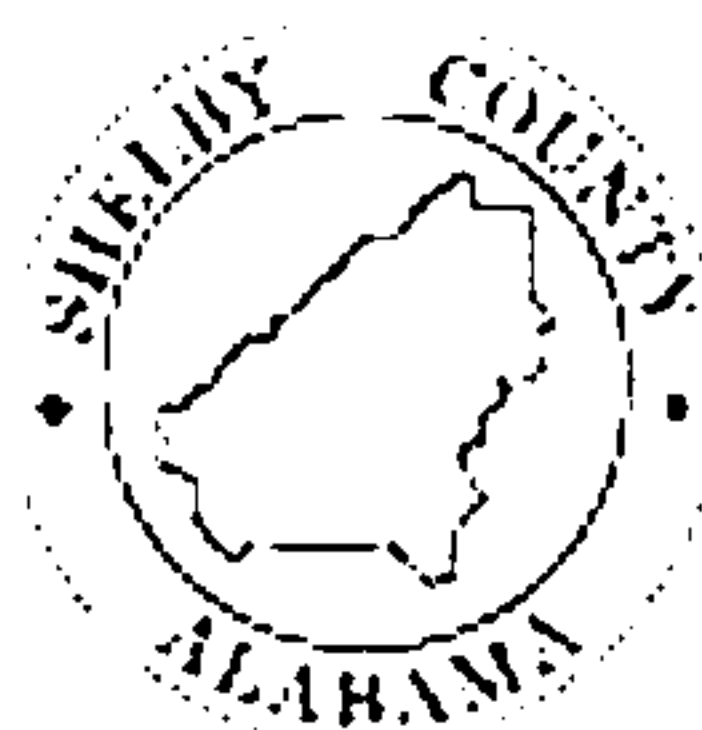
LORI FARLEY
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 29, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 19-1494

Lot 3-50, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A and B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easement and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 11:03:56 AM
\$24.00 CHARITY
20190702000236430

Alexis Bayl