

SEND TAX NOTICE TO:
Jeff Earl Johnston, Sr. and Donna P.
Johnston
124 Lake Chelsea Drive
Chelsea, Alabama 35043

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190903000323240
09/03/2019 08:36:06 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Ninety Seven Thousand Five Hundred dollars & no cents (\$297,500.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Charles C. Westbrook and Suzanne A. Westbrook, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Jeff Earl Johnston, Sr. and Donna P Johnston

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9-9, according to the Map and Survey of Chelsea Park, 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easements to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for recorded as Instrument # 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of covenants, conditions, and restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument # 20061229000659740 and Instrument #20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")

\$282,625.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Mineral and mining rights not owned by Grantor recorded in Deed Book 244, Page 587; Instrument # 1997-9552 and Instrument # 2001-27341 in Probrate Office of Shelby County, Alabama

Underground Communications line easement as recorded in Instrument # 2000-0007 and Instrument # 2000-0671.

Right of Way easement as recorded in Deed Book283, Page 716 and Deed Book 253, Page 324.

Easement agreement as recorded in Instrument # 20040816000457750.

Declaration of Restrictive covenants as recorded in Instrument # 20030815000539670.

Articles of Incorporation of Chelsea Park Cooperative District Two as recorded in Instrument # 20051222000659740 and Instrument # 20060920000468120 Notice of final assessment of Real Property as recorded in Instrument # 200502090000065530.

Declarations of covenants, conditions and restrictions as recorded in Instrument # 20051222000659740 and Instrument # 20060920000468120.

Right of way granted to Alabama Power Company as set forth in Instrument # 20060630000314940.

Covenants, restrictions, reservations, agreements, right-of- way, build setback lines and any other matters of record.


Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 37, Page 47.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **August 26, 2019**.


_____(Seal)
Charles C. Westbrook


_____(Seal)
Suzanne A. Westbrook

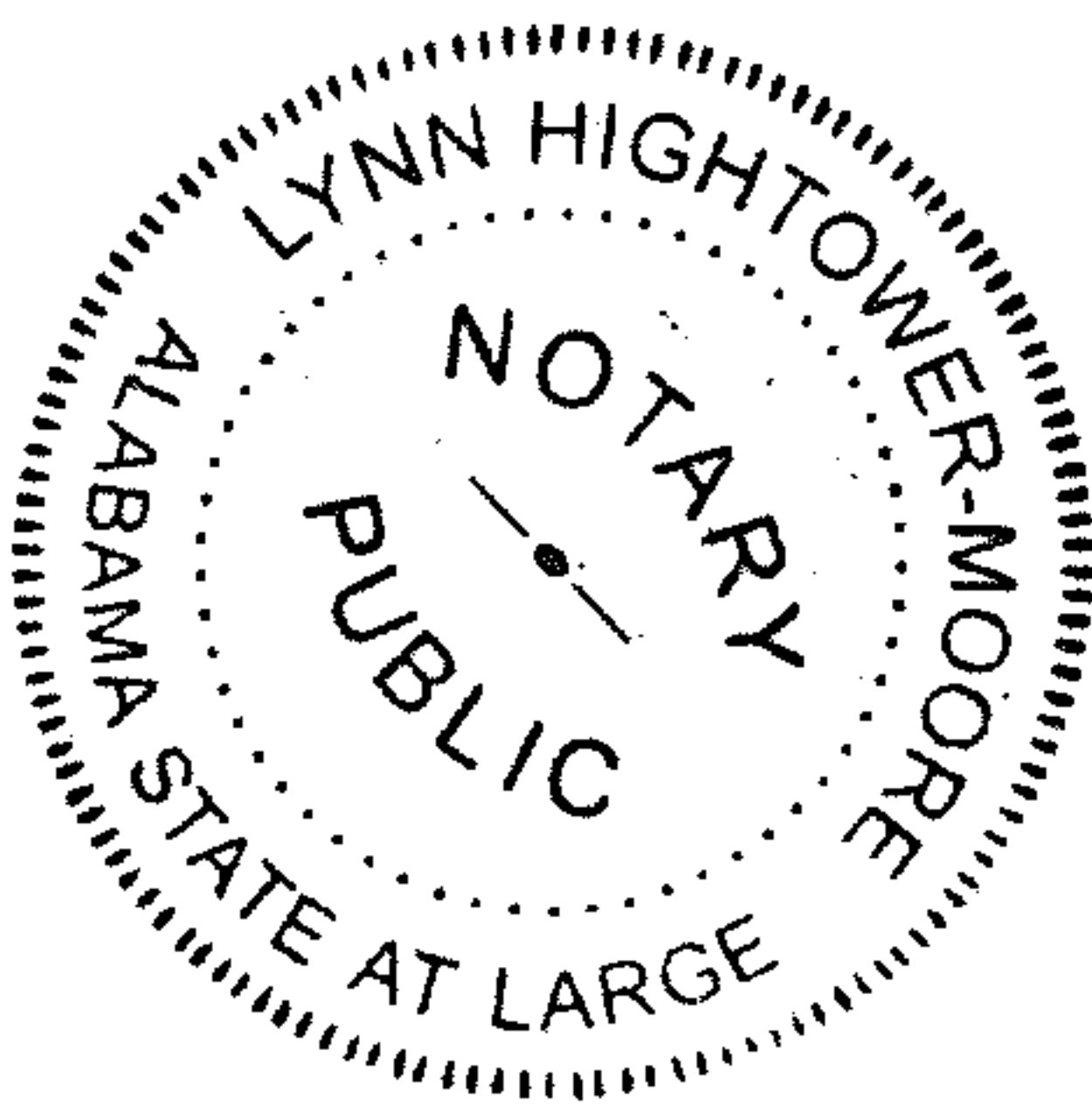
STATE OF ALABAMA

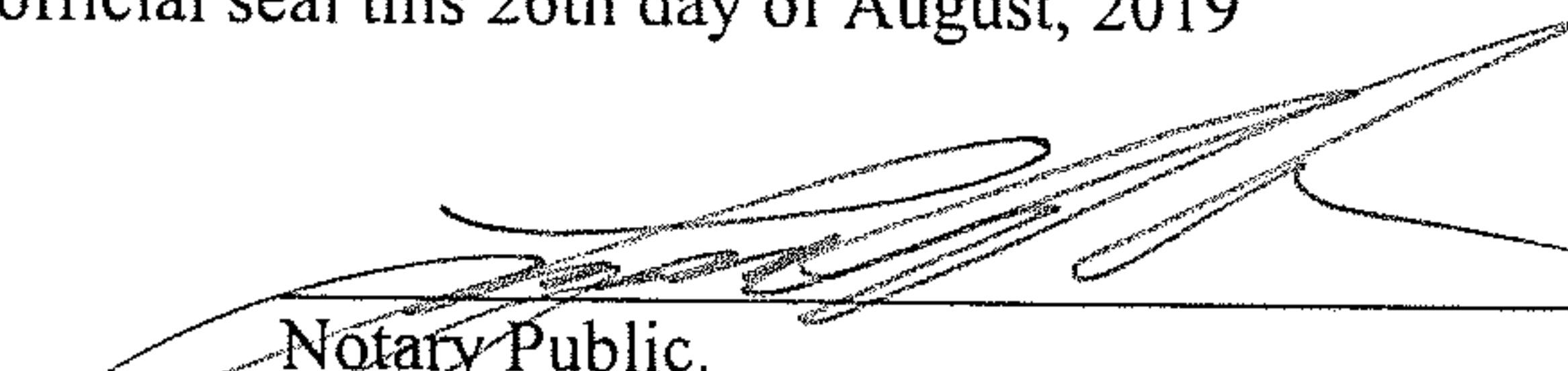
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles C. Westbrook and Suzanne A. Westbrook, husband and wife**, 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/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2019





Notary Public.
(Seal)
My Commission Expires: 1-4-22

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Charles C. Westbrook and Suzanne A. Westbrooke Grantee's Name Jeff Earl Johnston, Sr. and Donna P Johnston

Mailing Address 16868 Tyson Drie
Foley, Alabama 36535
Property Address 124 Lake Chelsea Drive
Chelsea, Alabama 35043

Mailing Address 124 Lake Chelsea Drive
Chelsea, Alabama 35043
Date of Sale 08/28/2019

Total Purchase Price \$297,500.00

or

Actual Value

or

Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
☒ Sales Contract
Closing Statement

Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

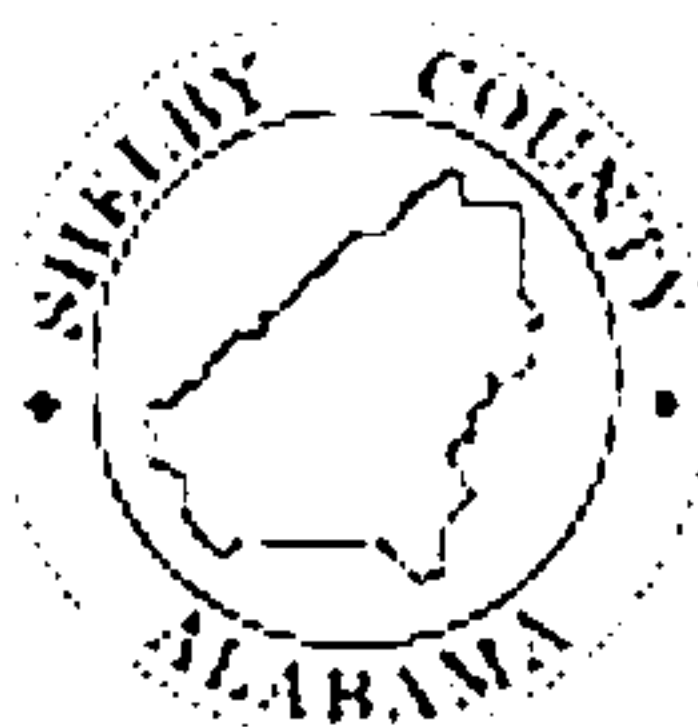
Date 8-28-19

Print Jeff Earl Johnston, Sr.

Unattested

(verified by)

Sign Donna P Johnston
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2019 08:36:06 AM
\$43.00 CHARITY
20190903000323240

Allen S. Bayl