

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Larry L. Fikes
500 Navajo Trail
Alabaster, AL 35007

GENERAL WARRANTY DEED

20190927000353840

State of Alabama
County of Shelby

09/27/2019 11:33:38 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Eight Thousand Dollars and No Cents (\$168,000.00)**, 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

Steven Johnson, a married man, and David Johnson, a married man, whose mailing address is:

1450 Caribbean Circle, Alabaster, AL 35007 / 632 Olde Towne Ln., Alabaster, AL 35007

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

Larry L. Fikes, whose mailing address is: 112 Ivy Trace, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 500 Navajo Trail, Alabaster, AL 35007** to-wit:

Begin at the SE corner of NW 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, which is the Point of Beginning; run thence North along the East boundary of said 1/4-1/4 section 228.3 feet to the center of present Legion Hut Road; from last described course turn an angle to the left of 110°49' and run Westerly a distance of 238.0 feet; thence turn an angle of 27°55' to the left and run Southwesterly to a point in center of Legion Hut Road, which point is on South boundary of NW 1/4 of SE 1/4; thence run Easterly along the South boundary of said 1/4-1/4 section 346.0 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

Beginning at the NE corner of the SW 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, and run in a Northerly direction along the Westerly line of Lot 9, Fernwood Second Sector, as recorded in Map Book 5 page 63, in the Office of the Judge of Probate of Shelby County, Alabama, for a distance of 9.26 feet to a point; thence turn 89°11'09" to the left and run in a Westerly direction for a distance of 117.85 feet to a point; thence turn 4°36'44" to the right and run in a Westerly direction for a distance of 196.70 feet to a point; thence turn 56°48'58" to the left and run in a Southerly direction for a distance of 27.98 feet to a point on the North line of the aforesaid 1/4-1/4 section line; thence turn 126°48' left and run in an Easterly direction along said 1/4-1/4 line for a distance of 331.20 feet to the Point of Beginning.

Virginia D. Johnson having died on or about November 13th, 2015.

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

\$162,393.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.


The above described property does not constitute the homestead of the Grantors, nor that of either respective spouse, neither is it contiguous thereto.

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 26th day of September, 2019.



~~Steve~~ Johnson
Steven



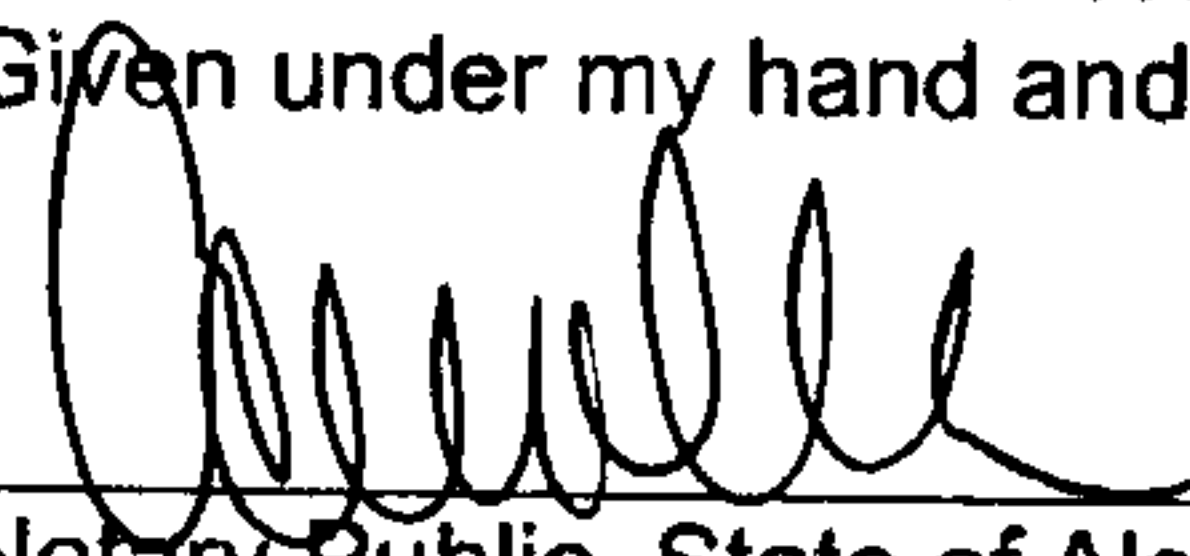
David Johnson

State of Alabama
County of Shelby

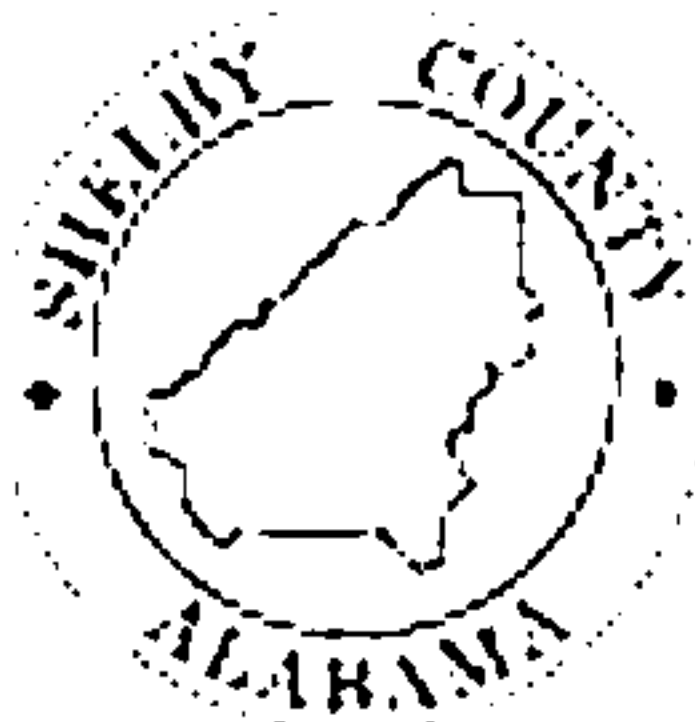
Steven

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that ~~Steve~~ Johnson and David Johnson, 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 executed the same voluntarily on the day the same bears date.

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



Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: 5-17-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2019 11:33:38 AM
\$31.00 CHARITY
20190927000353840

