

Send tax notice to:  
JOHNNY L. TONEY, III  
1006 OAK MEADOWS ROAD  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019800

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Two Thousand and 00/100 Dollars (\$342,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN R. HOLLIMAN and MELANIE B. HOLLIMAN, HUSBAND AND WIFE** whose mailing address is: 1006 Oak Mtn Rd, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **JOHNNY TONEY a/k/a JOHNNY L TONEY, III and CASSANDRA Y TONEY** whose property address is: **1006 OAK MEADOWS ROAD, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 26, according to the Survey of Oak Meadows, 1st Sector, as recorded in Map Book 20, Page 71, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

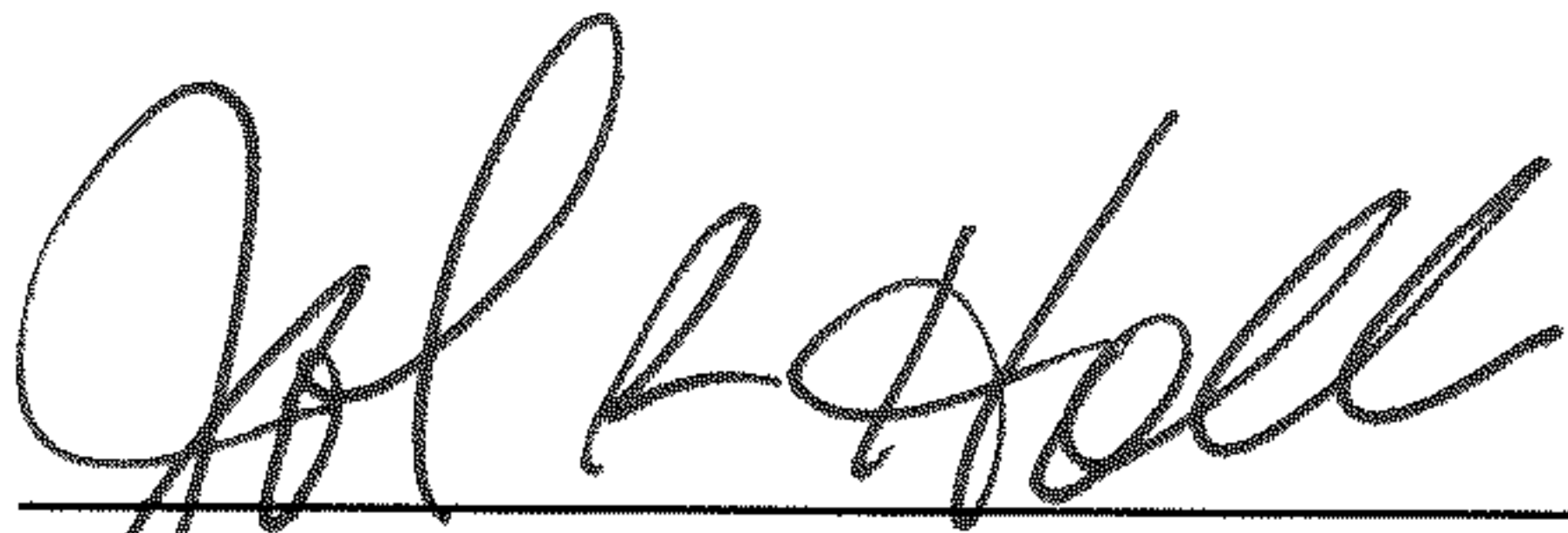
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restrictions(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 1995-29298 and Inst. No. 1997-26146.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. No. 1996-32665.

**\$349,353.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD** unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 19 day of December, 2019.



JOHN R. HOLLIMAN

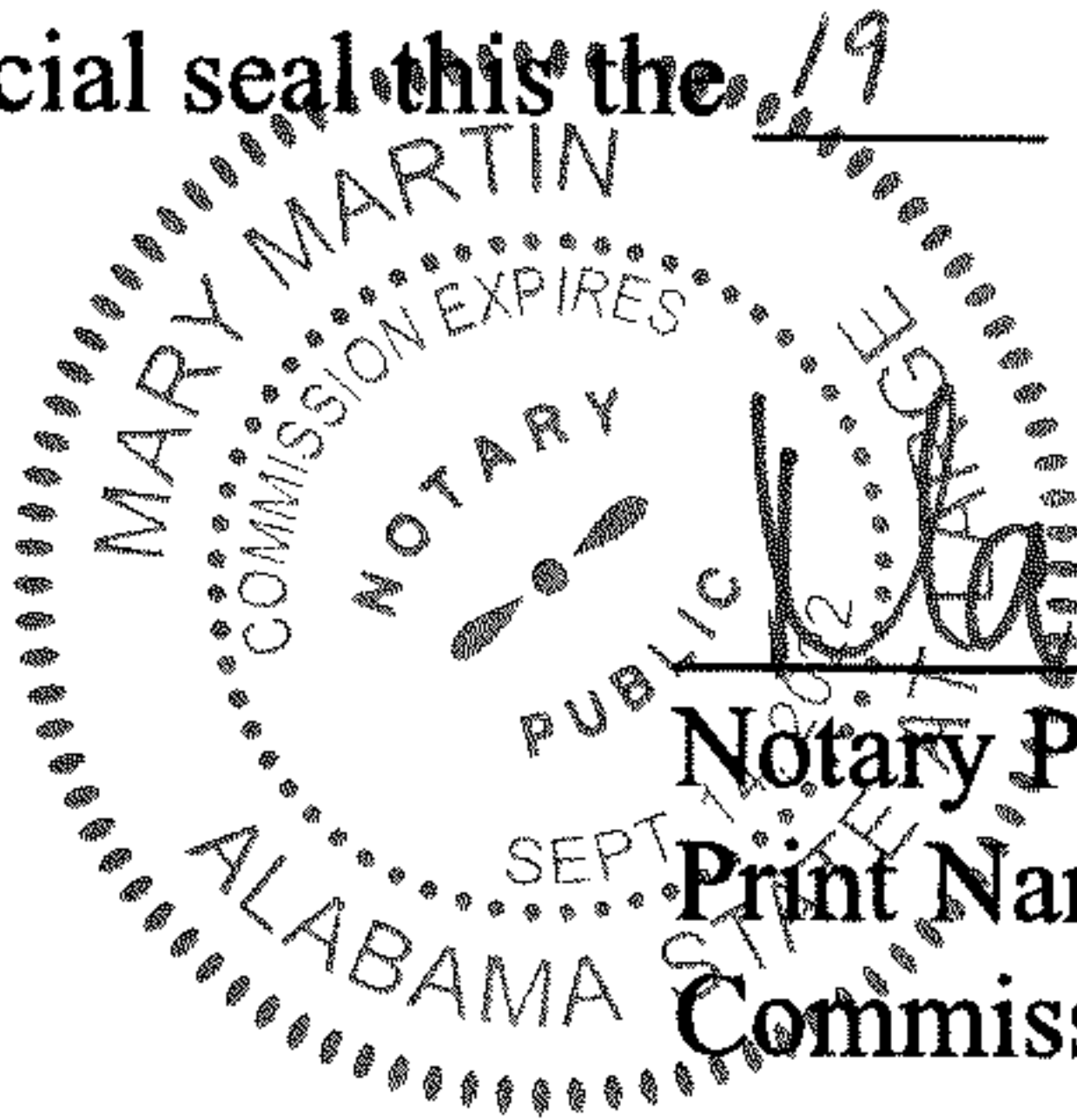


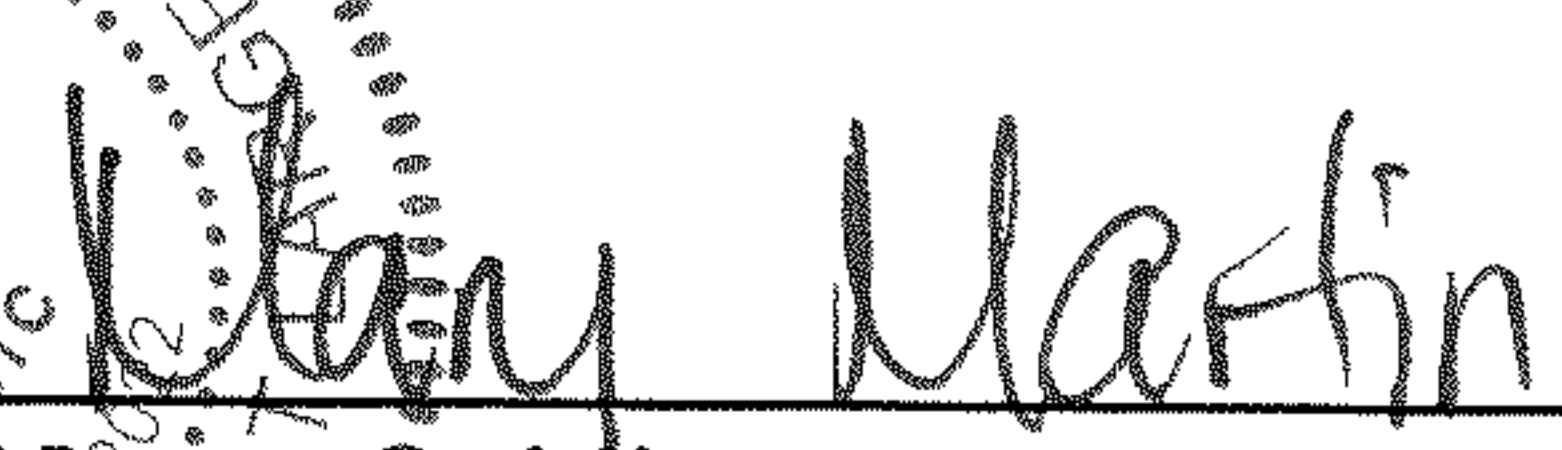
MELANIE B. HOLLIMAN

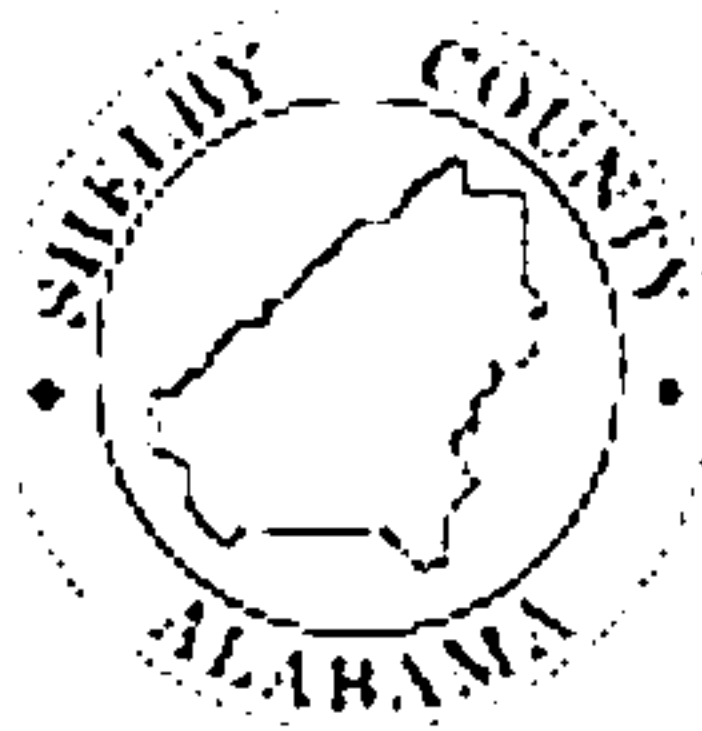
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JOHN R. HOLLIMAN and MELANIE B. HOLLIMAN whose name(s) is/are  
signed to the foregoing instrument, and who is/are known to me, acknowledged before me  
on this day, that, being informed of the contents of the said instrument, he/she/they  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of December, 2019.



  
Notary Public  
Print Name: \_\_\_\_\_  
Commission Expires: 9/14/27



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/27/2019 03:08:16 PM  
\$27.00 CHERRY  
20191227000479630

