

This Instrument was Prepared by:

Send Tax Notice To: Steven Lloyd Johnson
501 Saint Lauren Way
Birmingham, AL 35242

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Ironton, AL 35210

20200110000013970
01/10/2020 09:29:24 AM
DEEDS 1/3

File No.: 197903

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Five Thousand Dollars and No Cents (\$325,000.00)**, 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, **Reece Halyard and Jessica H. Halyard, a married couple, whose mailing address is 1139 BELLEWOOD COVE COLLIERSVILLE, TN** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Lloyd Johnson, whose mailing address is 501 Saint Lauren Way, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **501 Saint Lauren Way, Birmingham, AL 35242**; to wit;

Lot 48, according to the Amended Map of Greystone Village, Phase 1 as recorded in Map Book 20, Page 32, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$208,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8 day of January, 2020.

Jessica H Halyard
Jessica H. Halyard

State of Alabama

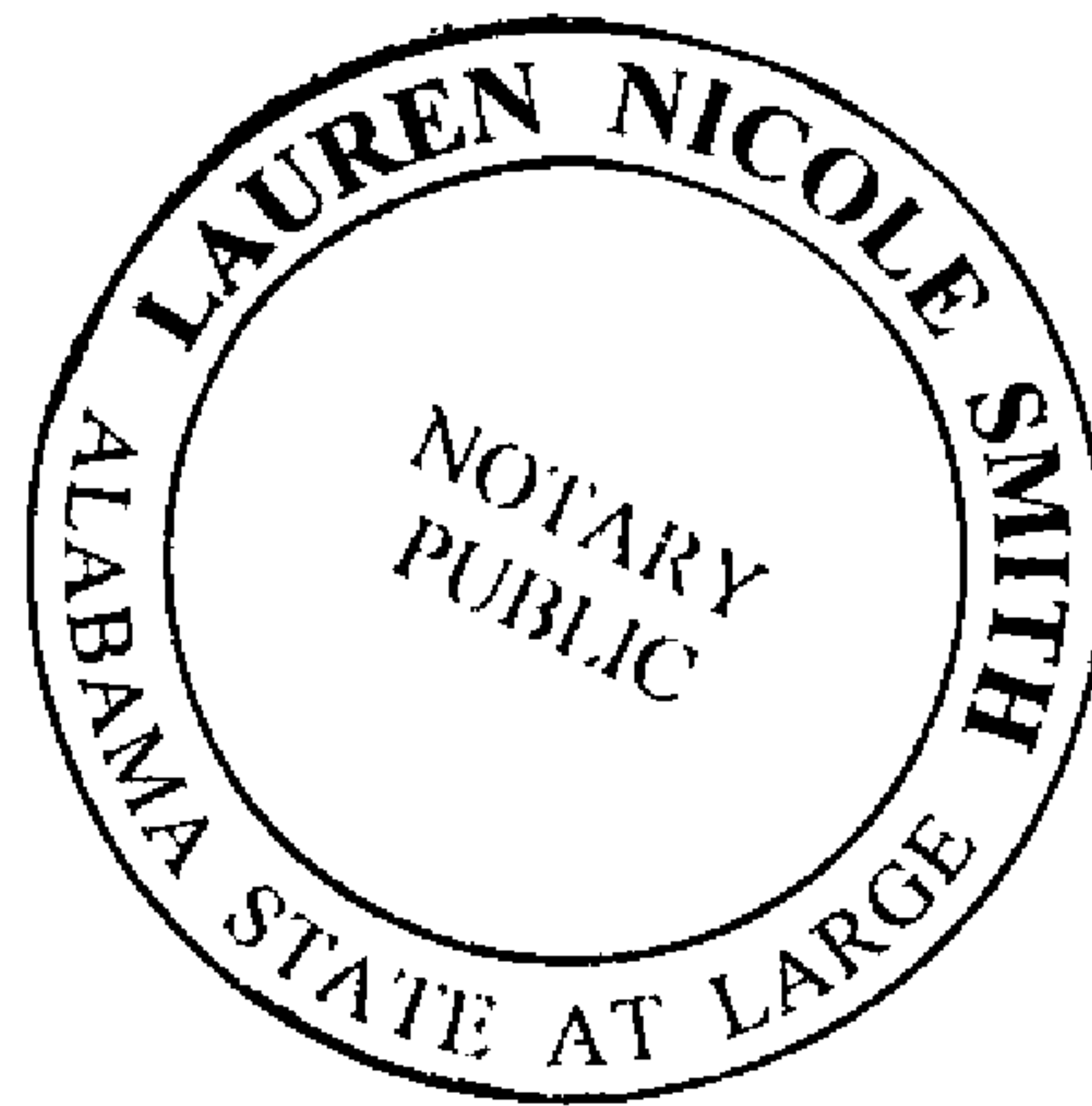
County of Jefferson

I, Lauren Nicole Smith, a Notary Public in and for the said County in said State, hereby certify that Jessica H. Halyard, 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 executed the same voluntarily on the day the same bears date.

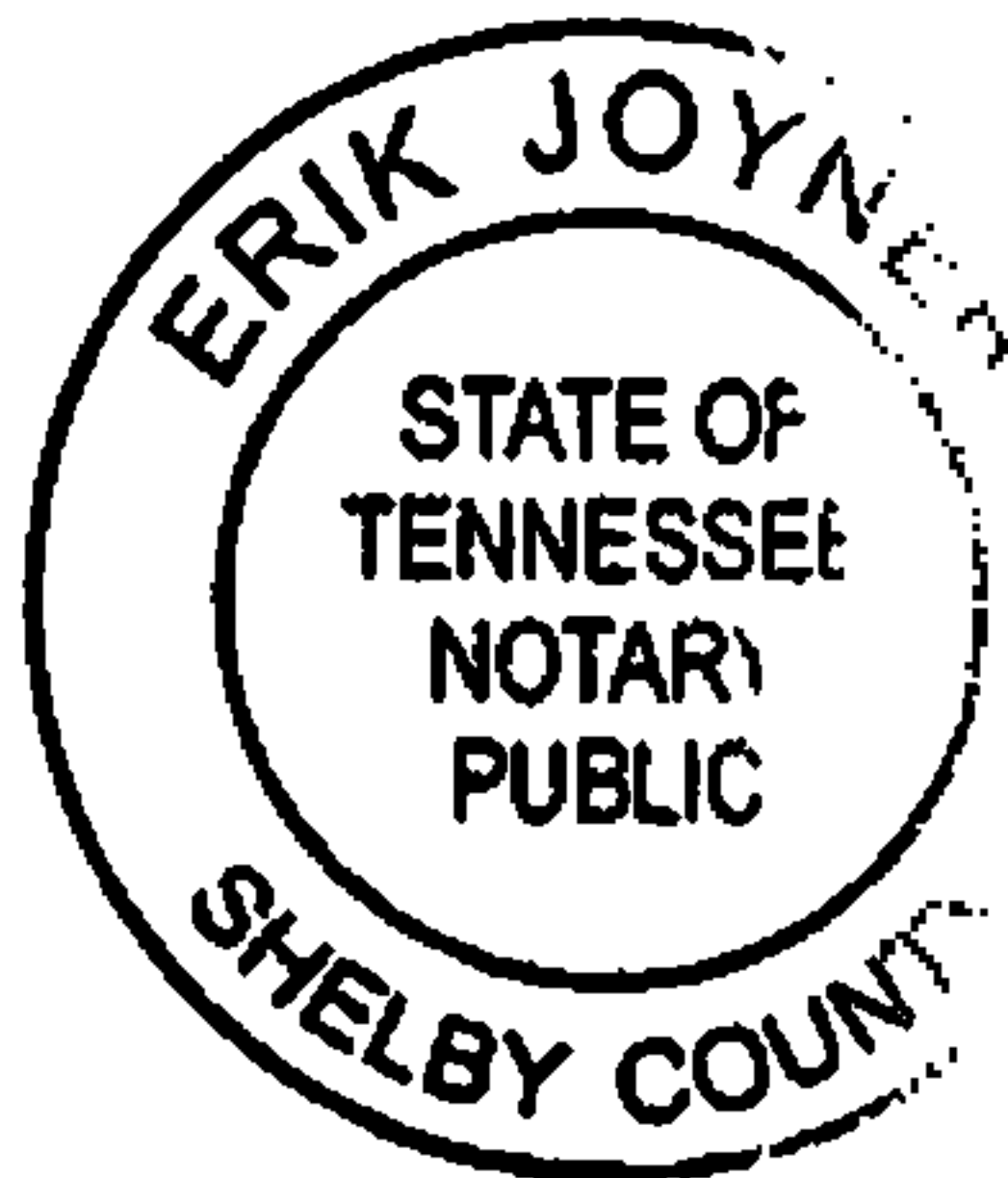
Given under my hand and official seal this the 8 day of Jan., 2020

Lauren Nicole Smith
Notary Public, State of _____

My Commission Expires: 2/2/20



[Signature]
Reece Halyard



State of TN

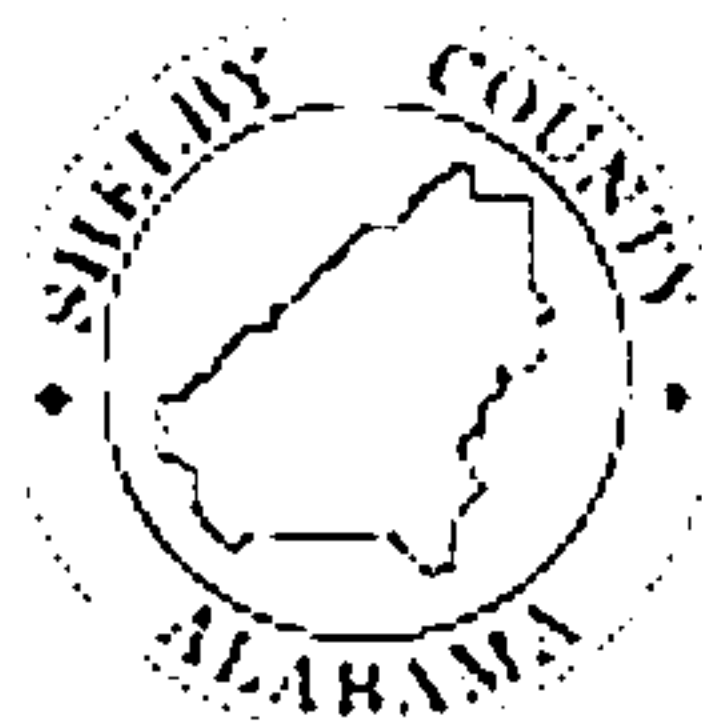
County of Shelby

I, Erik Joyner, a Notary Public in and for the said County in said State, hereby certify that Reece Halyard, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of January, 2020

[Signature]
Notary Public, State of TN

My Commission Expires: 1-17-21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2020 09:29:24 AM
\$145.00 CHERRY
20200110000013970

Alvin S. Boyd