

Send tax notice to:
David H. & Anne M. Johnson
4039 Saddle Run Circle
Pelham, AL 35124
HWD2000030

State of Alabama
County of Shelby

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

20200305000088300
03/05/2020 02:24:09 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Kirk James Smith, Conservator for The Estate of Carmen June Frost Smith, Probate Case No. PR-2019-000847**, whose mailing address is: 1449 HIGHLAND LAKES TRAIL, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors"), by **David H. Johnson and Anne M. Johnson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 59, according to the Map and Survey of Saddle Run Subdivision, as recorded in Map Book 11 Page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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), Kirk James Smith, Conservator for The Estate of Carmen June Frost Smith, Probate Case No. PR-2019-000847 have hereunto set their signature(s) and seal(s) on March 4, 2020.

Kirk James Smith
Kirk James Smith, Guardian and
Conservator for The Estate of
Carmen June Frost Smith

STATE OF ALABAMA
COUNTY OF JEFFERSON

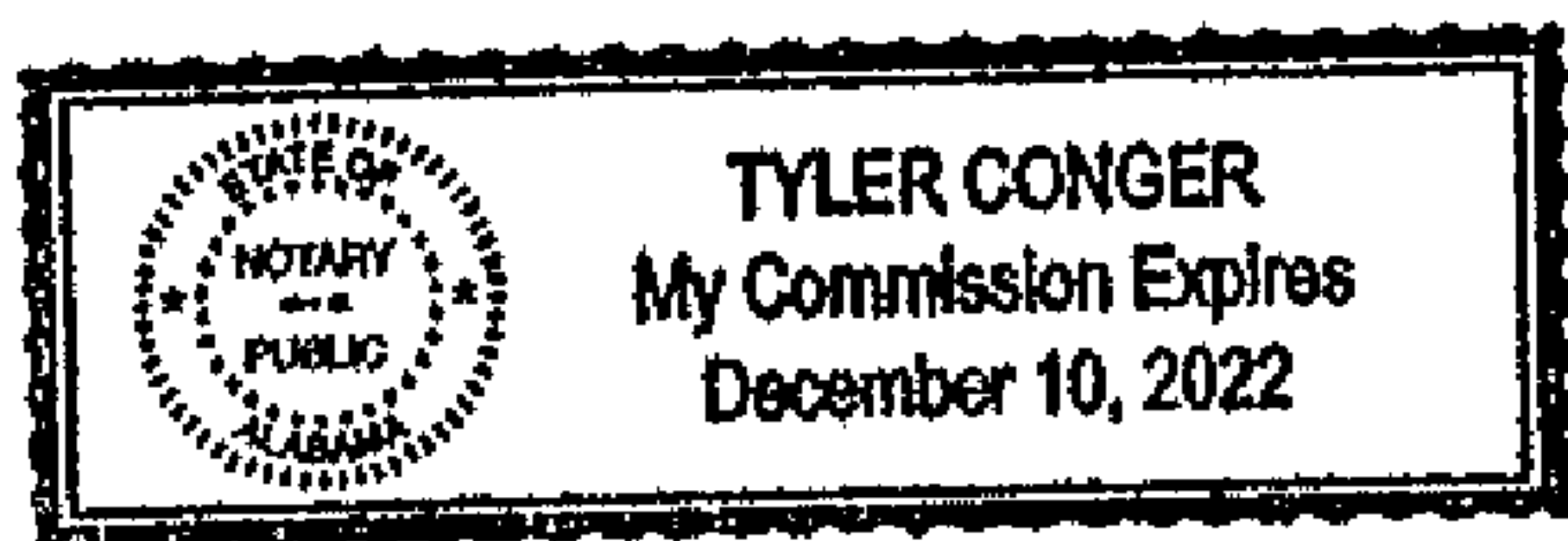
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kirk James Smith, Conservator for The Estate of Carmen June Frost Smith, Probate Case No. PR-2019-000847, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before 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 4th day of March, 2020.

Tyler M Conger

Notary Public
Print Name: *TYLER M CONGER*
Commission Expires: *12/10/22*

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2020 02:24:09 PM
\$180.00 CHARITY
20200305000088300

Allie S. Beagl