

20200729000315390
07/29/2020 10:04:44 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Stephen Neal Johnson and Connie D. Johnson
613 Foothills Trace
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2000837

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Seventy Two Thousand and 00/100 Dollars (\$272,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Scotty Griffin and Kelli G. Griffin, a married couple**, whose address is 6904 Timber Trail Road Leeds, AL 35094, (hereinafter "Grantor", whether one or more), by **Stephen Neal Johnson and Connie D. Johnson**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Stephen Neal Johnson and Connie D. Johnson, a married couple**, the following described real estate situated in Shelby County, Alabama, the address of which is 613 Foothills Trace, Chelsea, AL 35043, to-wit:

Lot 4, according to the survey of Foothills Point, Third Sector, as recorded in Map Book 35, Page 136 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20031223000824110 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$217,600.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this ²²~~24~~th day of July, 2020.

Scotty Griffin
Scotty Griffin

Kelli G. Griffin
Kelli G. Griffin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Scotty Griffin and Kelli G. Griffin, a married couple, 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 on this ²²~~24~~th day of July, 2020.

CWice

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2020 10:04:44 AM
\$79.50 CHARITY
20200729000315390

Allie S. Bayl