

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Forty Thousand and No/100 Dollars (\$140,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Lynn Johnson and Connie Johnson, a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Robert Sealy and Cynthia Sealy** (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

A parcel of land located in the Northwest ¼ of the Northwest ¼ of Section 36, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said forty; thence S89 degrees 57'29" E along the north line of said forty a distance of 890.13 feet to the point of beginning; thence continue along the last described course a distance of 180.79 feet; thence S 81 degrees 33'29" W for 127.67 feet to the northerly right of way of Tangled Way and a point on a curve to the left having a central angle of 18 degrees 45'11" and a radius of 175.00 feet, said curve subtended by a chord bearing of N 72 degrees 30'37" W and a chord distance of 57.02 feet; thence along the arc of said curve and along said right of way a distance of 57.28 feet; thence N 03 degrees 59'22" W and leaving said right of way a distance of 1.74 feet to the point of beginning; Less and except all of the above described property that lies below the 397 foot contour. The above described property contains .03 acre, more or less.

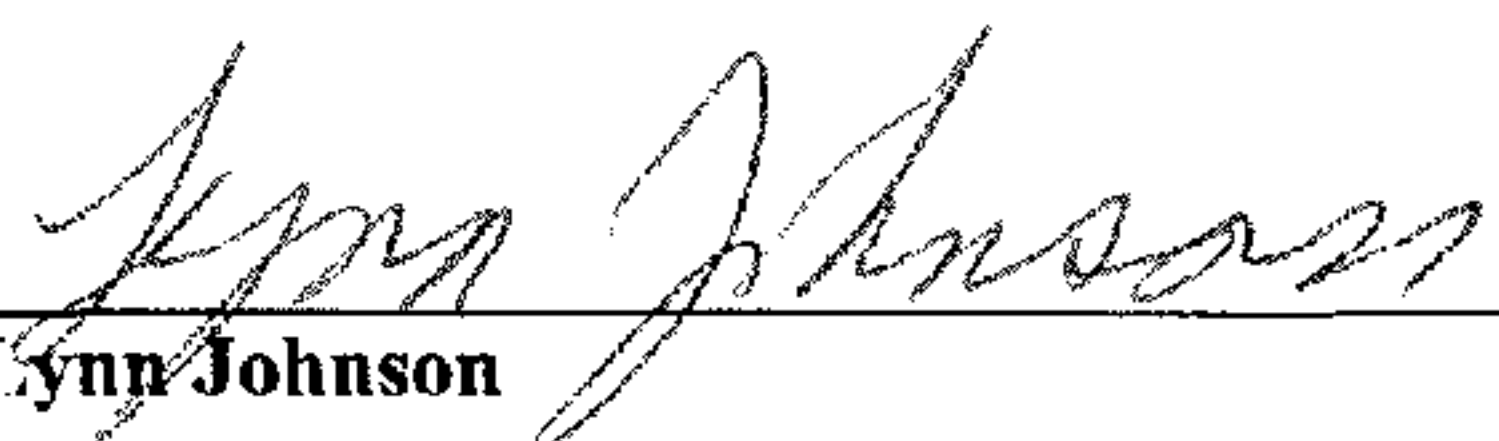
For ad valorem tax purposes only, the address for the above described property is 6 Hammock Lane, Shelby, AL 35143.

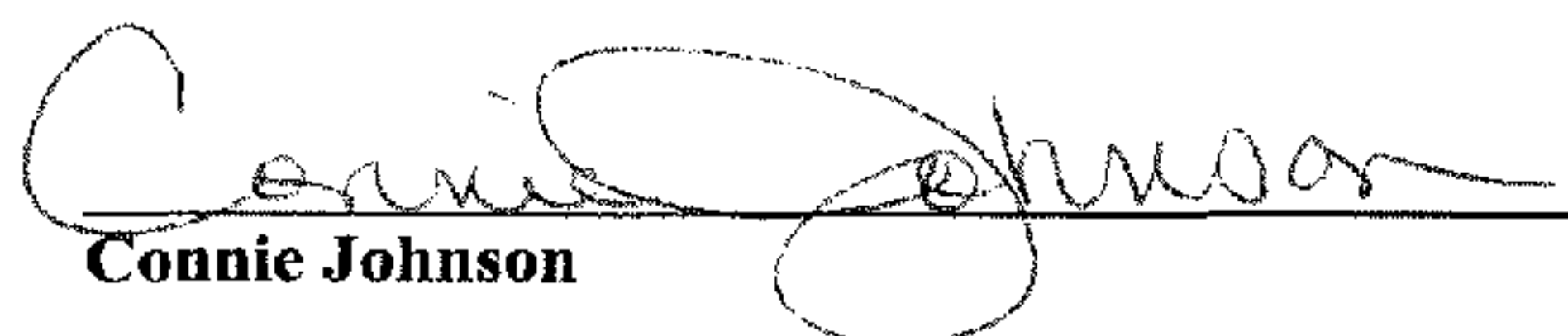
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 23rd day of July, 2020.

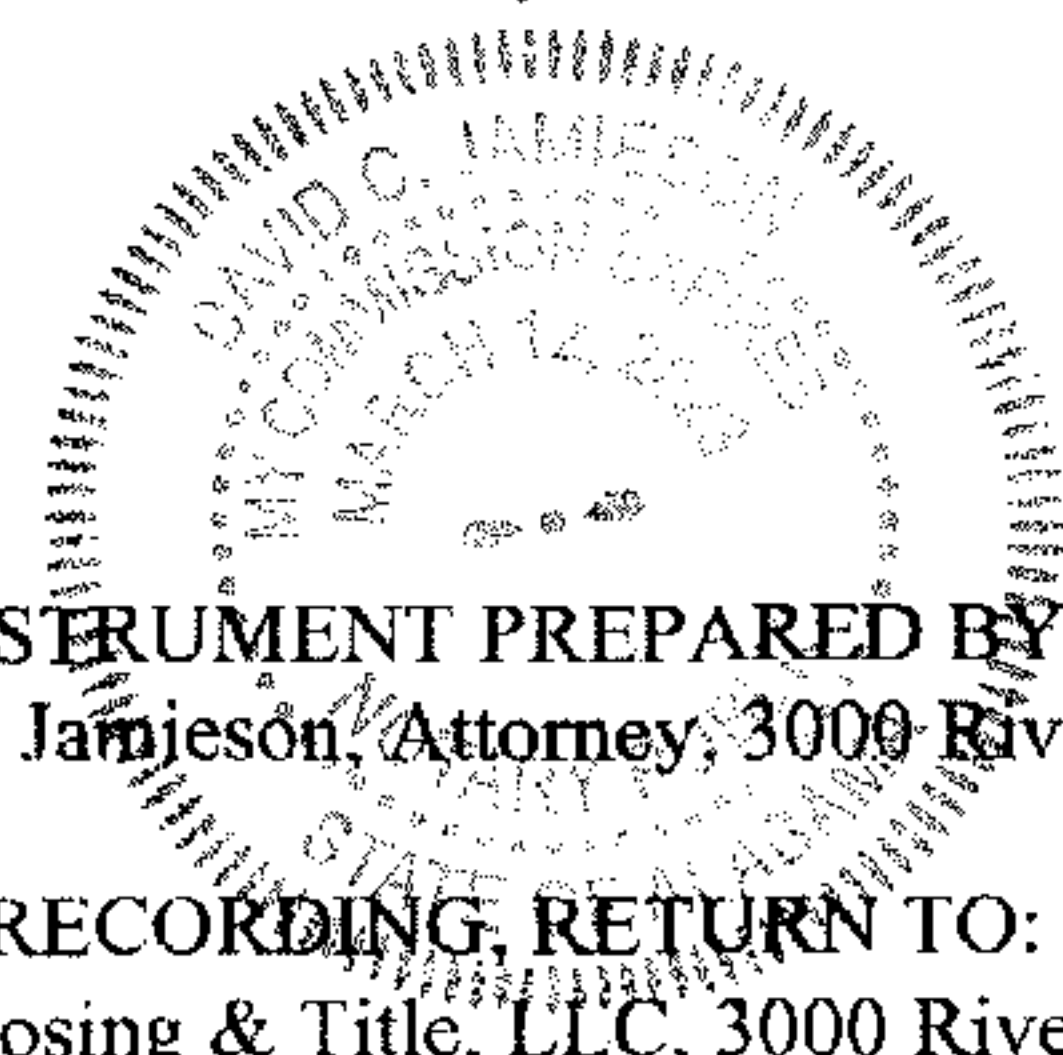

Lynn Johnson

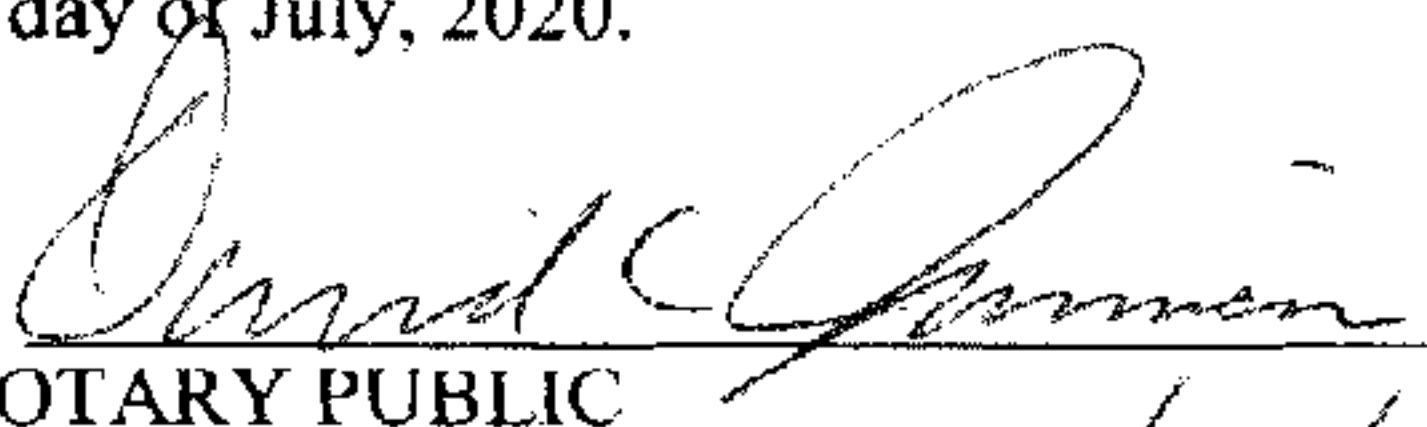

Connie Johnson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Lynn Johnson and Connie Johnson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 23rd day of July, 2020.




NOTARY PUBLIC
My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2020 01:03:54 PM
\$165.00 CHERRY
20200729000317220

Leanne G Ward

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lynn Johnson & Connie Johnson
Mailing Address 3398 Pelham Parkway
Pelham, AL 35124

Grantee's Name Robert Sealy & Cynthia Sealy
Mailing Address 6 Hammock Lane
Shelby, AL 35143

Property Address 6 Hammock Lane
Shelby, AL 35143

Date of Sale 07/23/2020
Total Purchase Price \$ 140,000.00

or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Leanne G Ward

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1