

20200924000430300

09/24/2020 12:58:21 PM

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/4

Send Tax Notice To:
Robert A. Roddam
Stacey L. Roddam

1319 Westover Rd.
Westover, AL 35147

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Two Thousand Dollars and No Cents (\$302,000.00)** 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

Jeffery M. Johnson, an unmarried man, and Vicki J. Johnson, an unmarried woman, whose mailing address is:

1319 Westover Rd., Westover, AL 35147

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert A. Roddam and Stacey L. Roddam, whose mailing address is:

1984 Sun Valley Road, Harpersville, AL 35078

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 1319 Westover Rd., Westover, AL 35147 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

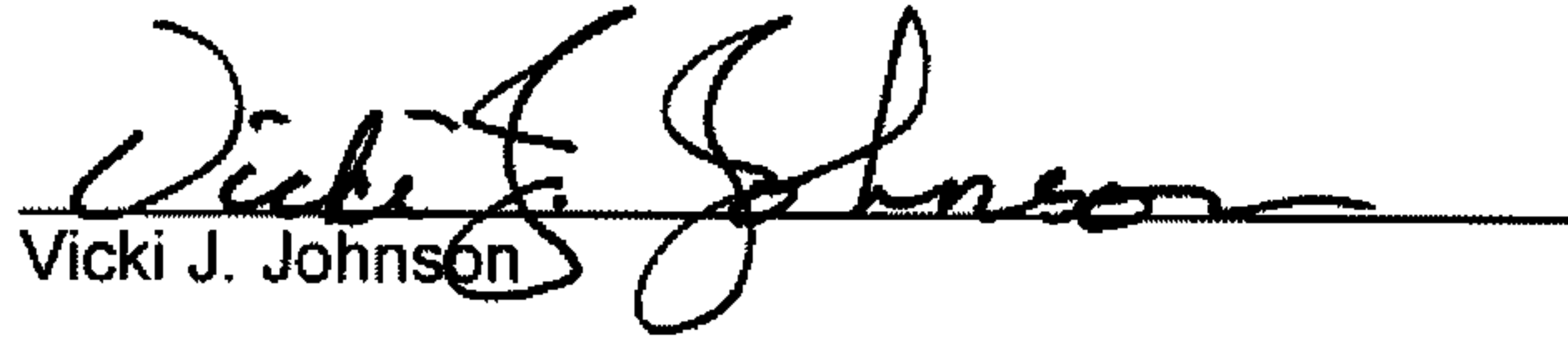
Subject to: All easements, restrictions and rights of way of record.

\$286,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

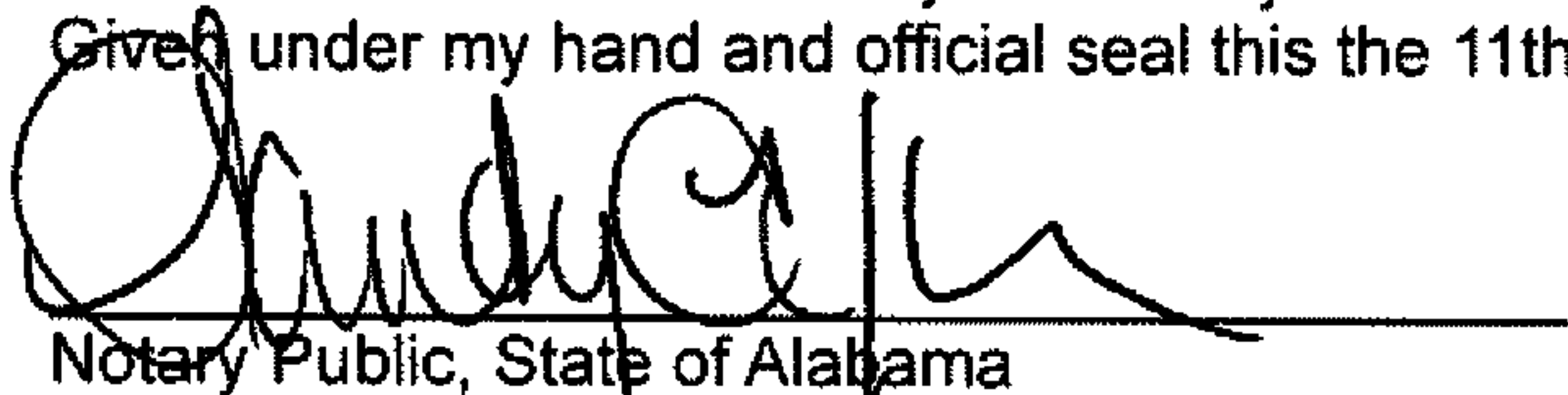
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 11th day of September, 2020.


Vicki J. Johnson

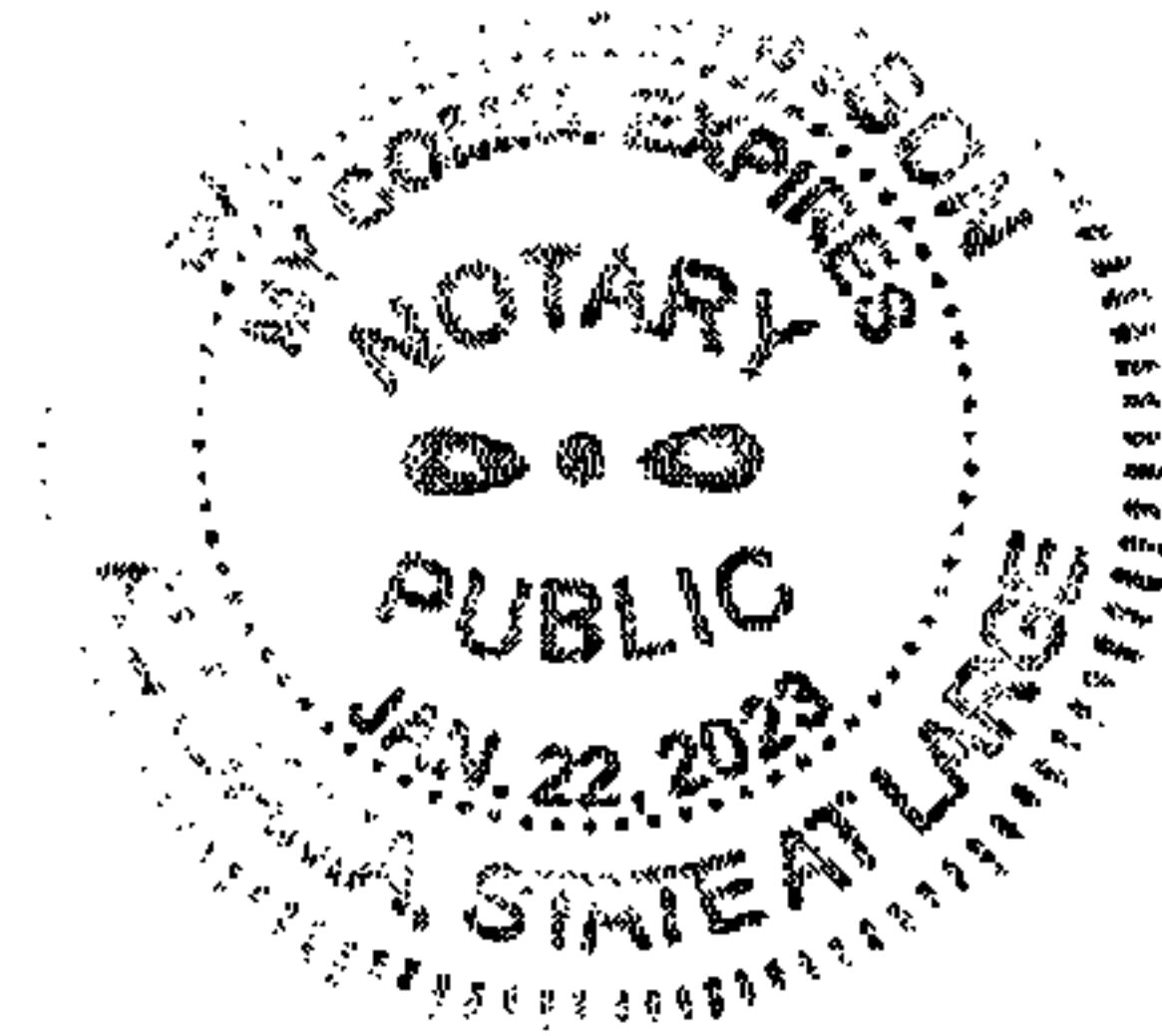
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery M. Johnson, 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 11th day of September, 2020.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



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

Jeffery M. Johnson
Jeffery M. Johnson

State of Pennsylvania
County of Lycoming

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery M. Johnson, 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 08 day of Sept, 2020.

David D. Koch
Notary Public, State of PA
David D. Koch
Printed Name of Notary
My Commission Expires: Sept 2, 2022

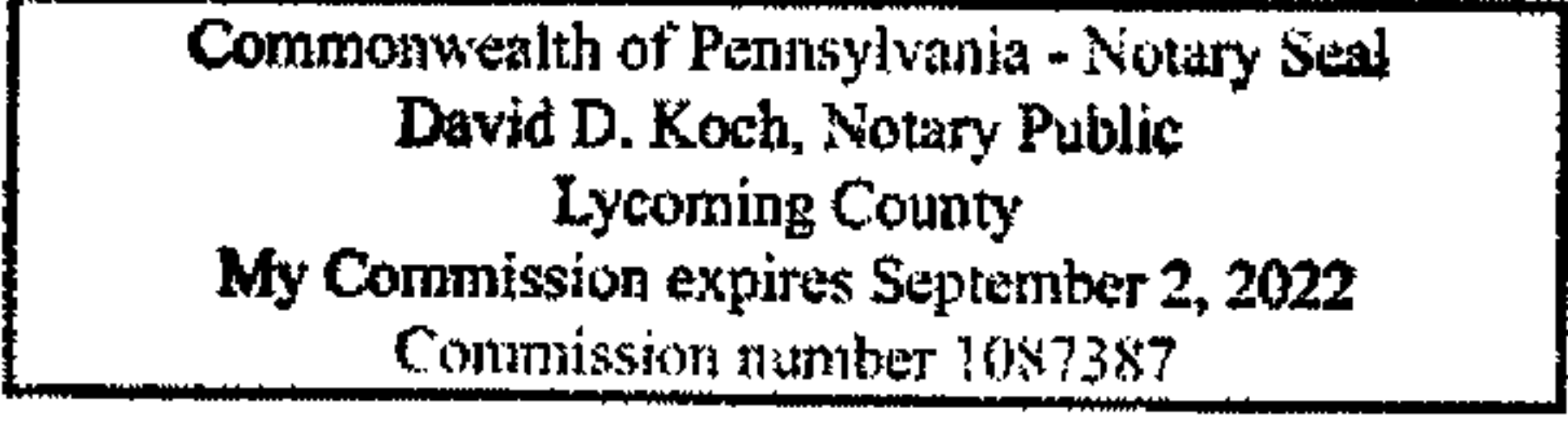


EXHIBIT "A"
LEGAL DESCRIPTION

That part of the E 1/2 of the NW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows; Commence at the SE corner of said 1/4 1/4 Section; thence North 02 degrees 00 minutes West along the East line of said 1/4 1/4 Section for a distance of 759.3 feet, more or less, to a point on the Southwesterly right of way line of U. S. Highway No. 280 (Old Highway); thence North 54 degree 31 minutes West along the Southwesterly right of way line of said highway for a distance of 388.51 feet to a point; thence South 02 degrees 05 minutes East along the East boundary of Parcels No. 5, No. 4 and No. 3 for a distance of 597.84 feet, more or less, to an iron pin, said point being the Northeast corner of Parcel No. 2 (the aforementioned Parcels No. 2 through No. 5 being parcels surveyed, established and marked by a prior survey by Frank W. Wheeler, Registered Land Surveyor No. 3385); thence South 00 degrees 32 minutes East along the East boundary of said Parcel No. 2 for a distance of 401.0 feet, more or less, to a point on the South line of said 1/4 1/4 Section; thence North 87 degrees 27 minutes East for a distance of 316.7~~6~~ feet to the point of beginning being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2020 12:58:21 PM
\$333.00 CHARITY
20200924000430300

Allen S. Bayl