

20200925000433140
09/25/2020 01:17:10 PM
DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
David Johnston
Debra Johnston

471 River Oaks Lane
Helena, AL 35080

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 Thirty Four Thousand Nine Hundred Dollars and No Cents (\$334,900.00)** 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 grantees herein, the receipt whereof is acknowledged, I or we

Kristi Ray aka Rachel K. Ray, an unmarried woman, whose mailing address is:

792 Rosebury Road Helena AL 35080

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

David Johnston and Debra Johnston, whose mailing address is:

471 River Oaks Lane, Helena, AL 35080

(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: 471 River Oaks Lane, Helena, AL 35080 to-wit:

Lot 725, according to the final Plat of Riverwoods, Seventh Sector, Phase I, as recorded in Map Book 35, Page 69 in the Probate Office of Shelby County, Alabama.

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

Kristi Ray, grantees in that certain Quit Claim Deed recorded in Instrument 20191216000463580 and Rachel K. Ray, grantees in that certain Warranty Deed recorded in Instrument 20120910000341680 are one and the same person.

Kristi Ray, Rachel K. Ray and Rachael K. Ray are one and the same person.

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 2nd day of September, 2020.

Kristi Ray

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristi Ray aka Rachel K. Ray, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

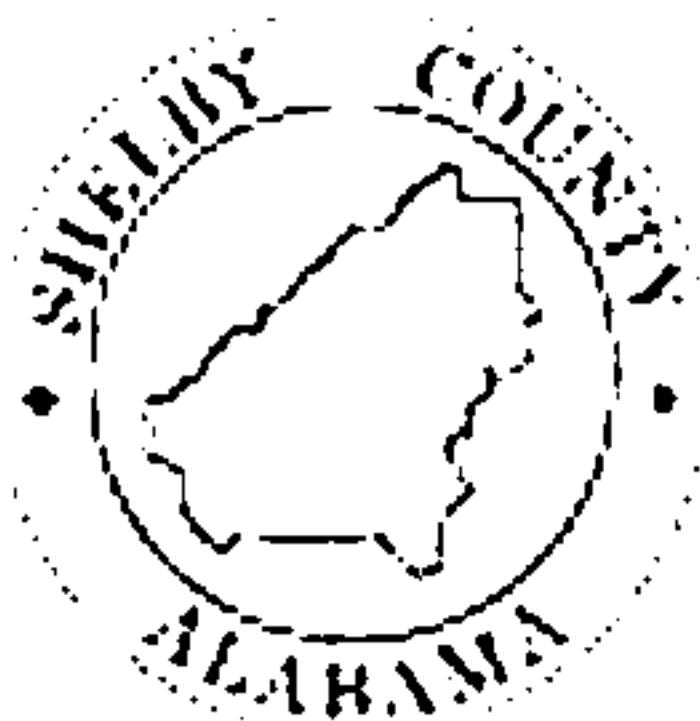
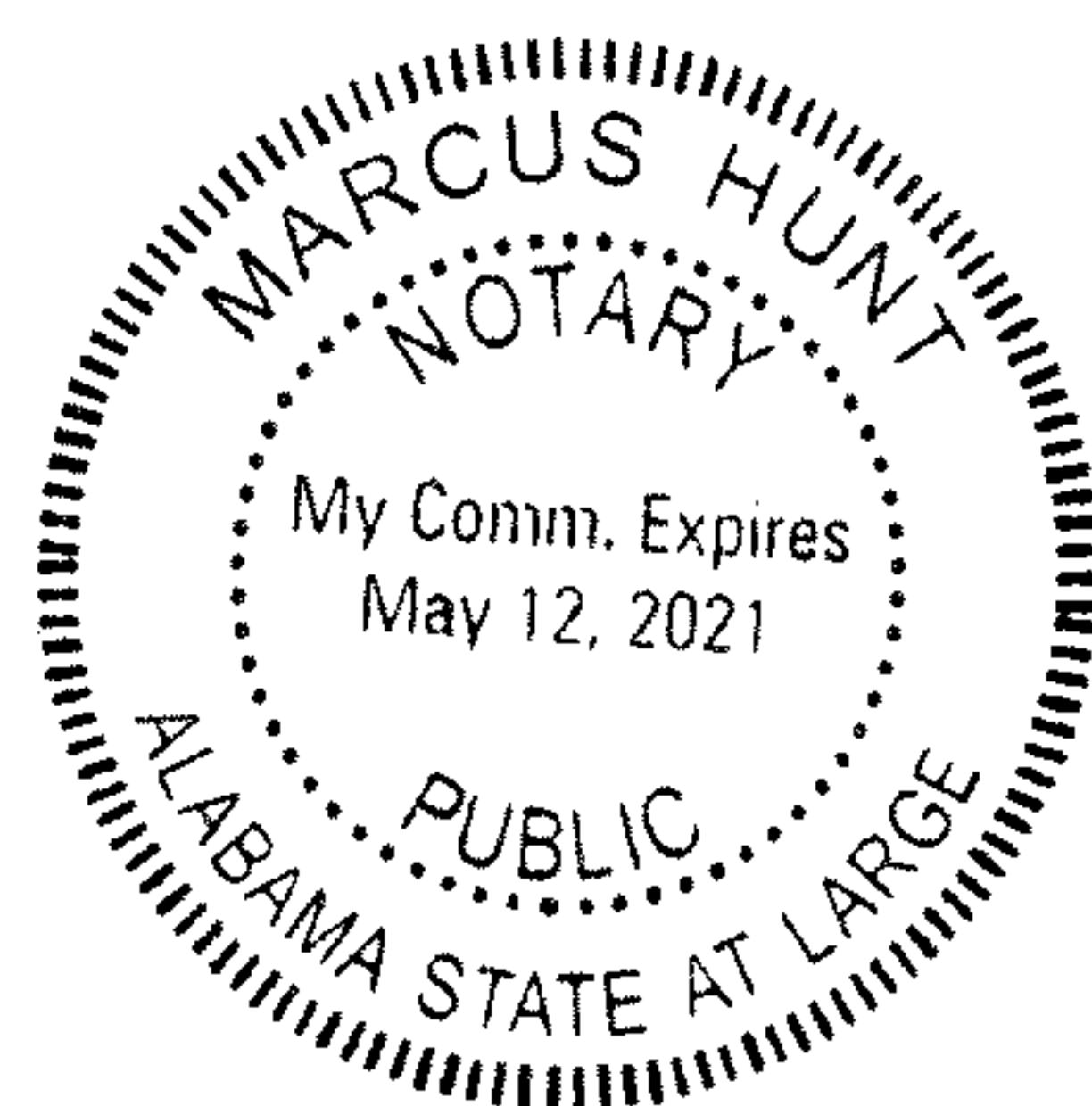
Given under my hand and official seal this the 2nd day of September, 2020.

Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires:

5/12/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2020 01:17:10 PM
\$361.00 CHARITY
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Allen S. Boyd