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10/21/2020 02:51:55 PM  
DEEDS 1/2

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

Send Tax Notice To:  
Bryan Heath Spencer  
Ashley B Spencer  
155 Dogwood  
Lakes Dr.  
Chelsea, AL 35043

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Fifty Thousand Dollars and No Cents (\$550,000.00)** 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

**Carol A. Johnson and Gary Johnson, husband and wife, whose mailing address is:**

267 Highland View Dr. Birmingham AL 35242

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

**Bryan Heath Spencer and Ashley B Spencer, whose mailing address is:**

155 Dogwood Lakes Dr., Chelsea, AL 35043

(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: 155 Dogwood Lakes Dr., Chelsea, AL 35043 to-wit:

Lot 2, according to the Survey of Signal Valley Estates, resurvey of Lot 1 of Dogwood Lakes and Subdivision of Acreage as recorded in Map Book 23, Page 152, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the right to use to easement(s) set out in deed from Wallace Shoemaker to Finus Clarence Johnson, Jr. and Othella R. Johnson as recorded in Inst. #1998-51429, in the Probate Office of Shelby County, Alabama.

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

\$501,385.00 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 warrant 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 4 day of September, 2020.

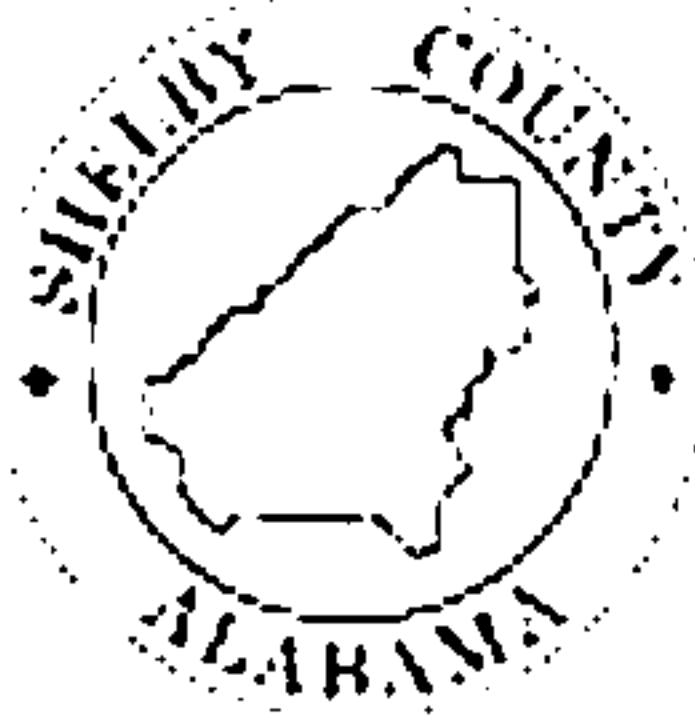
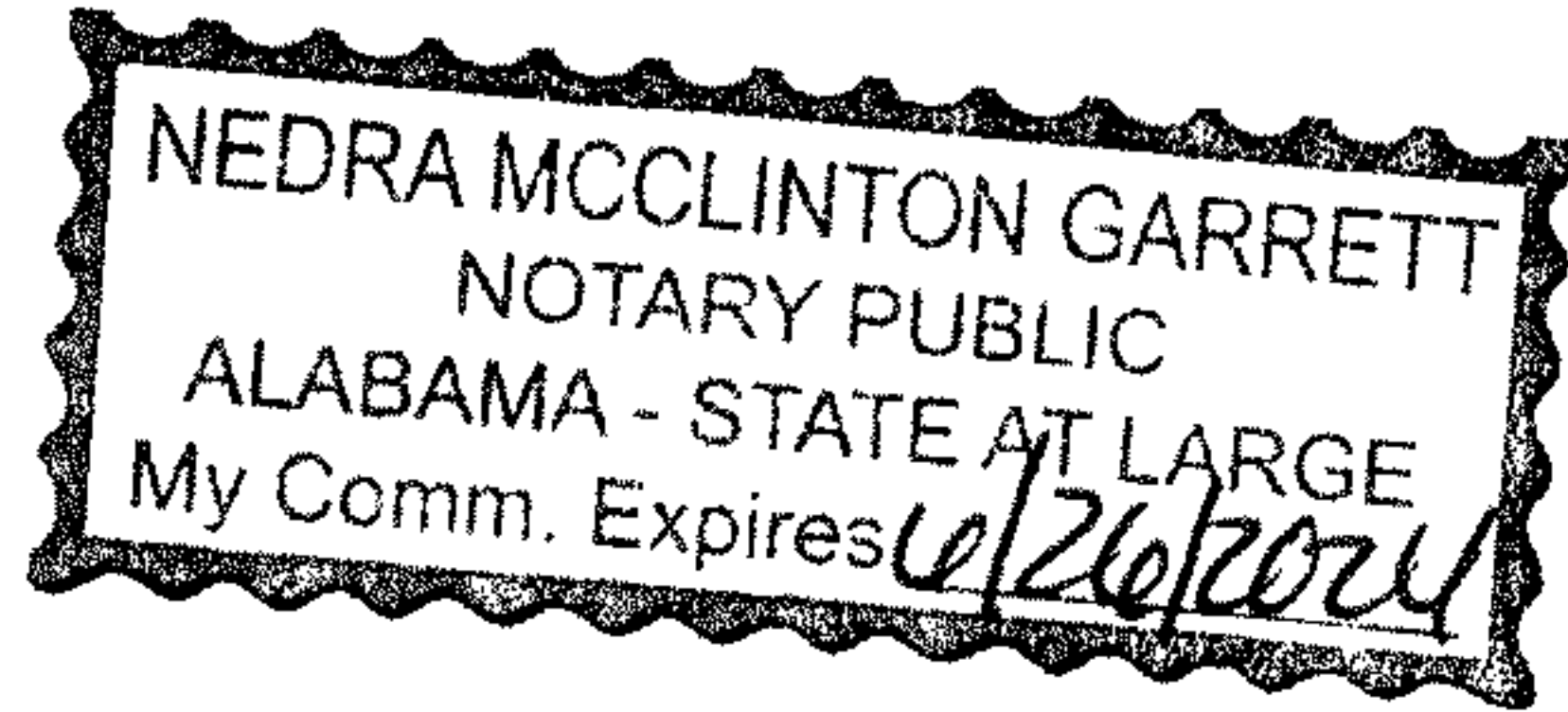
Carol A. Johnson  
Carol A. Johnson

Gary Johnson  
Gary Johnson

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol A. Johnson and Gary 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 4th day of September, 2020.

Nedra McClinton Garrett  
Notary Public, State of Alabama  
Nedra McClinton Garrett  
Printed Name of Notary  
My Commission Expires: 6/26/2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/21/2020 02:51:55 PM  
\$74.00 JESSICA  
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Alicia S. Bayl