

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

Send Tax Notice To:
Scotty Dean Vines Sr.
1064 6th Ct. SW
Alabaster, AL 35007

GENERAL WARRANTY DEED

20201105000502070
11/05/2020 09:39:10 AM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00), the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

George Terry Johnson, a single man, whose mailing address is:
1064 6th Ct. SW, Alabaster, AL 35007

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

Scotty Dean Vines Sr., whose mailing address is: 3515 Stonecreek Place, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1064 6th Ct. SW, Alabaster, AL 35007** to-wit:

Lots 4 & 5, Sector Two of Fall Acres Subdivision, as recorded in Map Book 5, Page 16, in the Probate Office of Shelby County, Alabama.

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

\$113,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

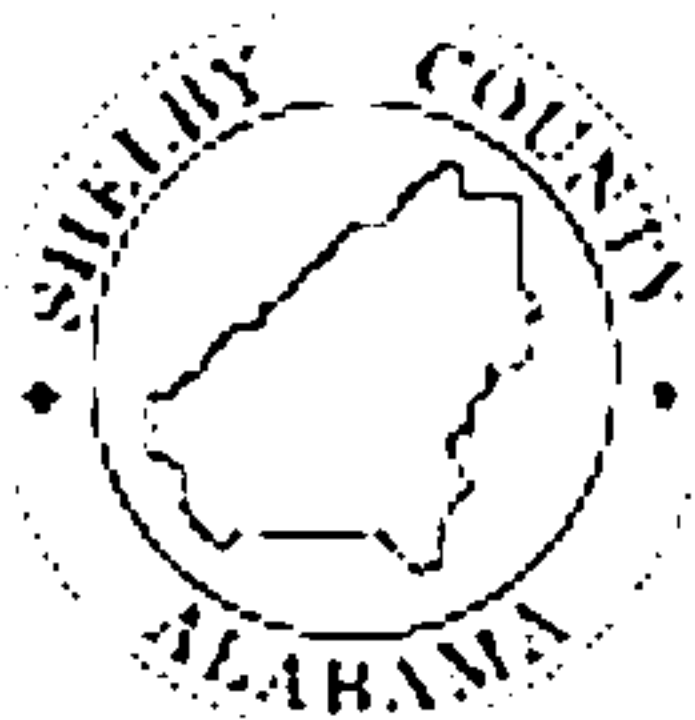
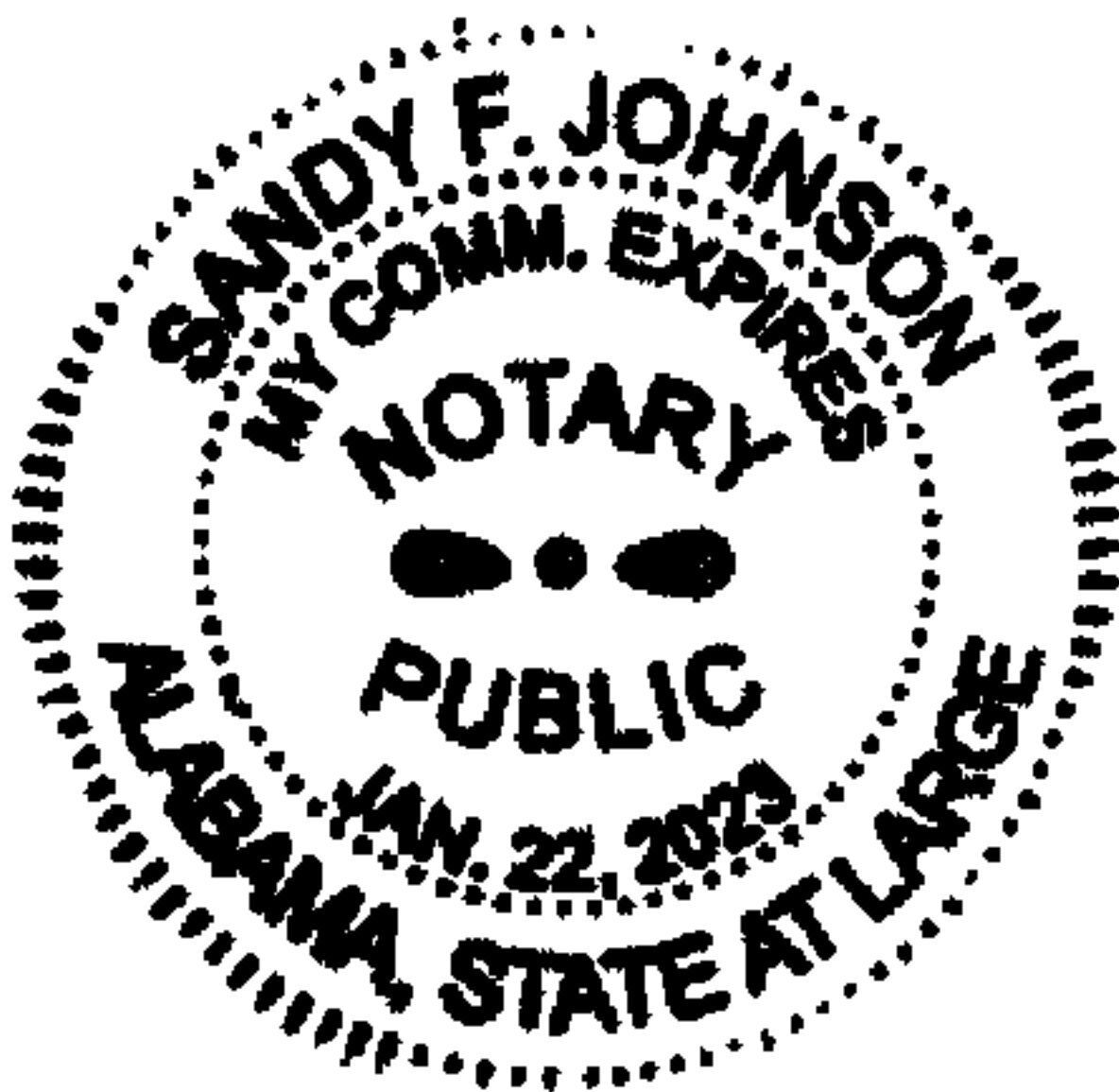
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 30th day of October, 2020.

George Terry Johnson by George Terry Johnson, Jr.
George Terry Johnson by George Terry Johnson, Jr., his Attorney-in-Fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that George Terry Johnson, Jr., whose name 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 has in his/her/their capacity as Personal Representative and as Trustee of the George Terry Johnson executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 30th day of October, 2020.

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 09:39:10 AM
\$83.50 CHERRY
20201105000502070

Alvin S. Bayl