

Send tax notice to:
WILLIAM ALAN BOUTWELL
5188 VALLEYBROOK LANE
BIRMINGHAM, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

20201095

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Two Thousand and 00/100 Dollars (\$332,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TERRY CHARLES JOHNSTON AKA TERRY C JOHNSTON and BURNETTA KAY JOHNSTON AKA KAY JOHNSTON**, husband and wife whose mailing address is: PO BOX 1951 Pelham, AL 35124 (hereinafter referred to as "Grantors") by **WILLIAM ALAN BOUTWELL and STACY H FOWLER** whose property address is: **5188 VALLEYBROOK LANE, BIRMINGHAM, AL, 35244** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Resurvey of Valleybrook, Phase II, as recorded in Map Book 12, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Real 230, Page 789.
5. Easement granted Alabama Power Company recorded in Real 158, Page 714.
6. Restrictions appearing of record in Real 158, Page 718 and Real 168, Page 977.

\$265,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Terry C Johnston and Terry Charles Johnston are one and the same person

Kay Johnston and Burnetta Kay Johnston are one and the same person

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 16th day of December, 2020.

Terry Charles Johnston
by Brian Johnston Attorney-in-Fact
TERRY CHARLES JOHNSTON

By Brian Johnston
Attorney in Fact

Burnetta Kay Johnston
by Brian Johnston Attorney-in-Fact
BURNETTA KAY JOHNSTON

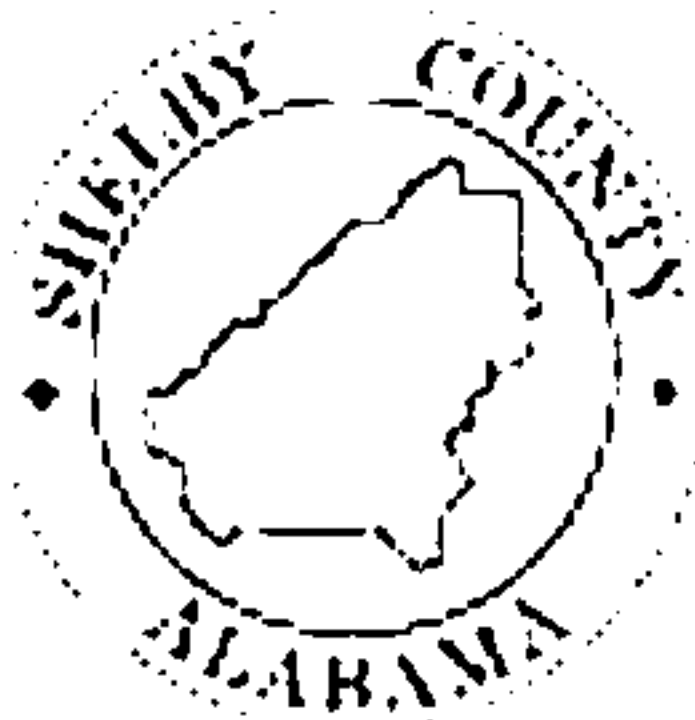
By Brian Johnson
Attorney in Fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Johnston, whose name as Agent and Attorney in Fact for Terry Charles Johnston and Burnetta Kay Johnston, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for Terry Charles Johnston and Burnetta Kay Johnston on the day the same bears date.

Given under my hand and official seal this the 16th day of December, 2020.

[Signature]
Notary Public
Print Name: *[Signature]*
4-38



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2020 03:53:32 PM
\$91.50 CHERRY
20201222000588890

Allen S. Beal