

WARRANTY DEED

20210401000161380
04/01/2021 09:56:39 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Brooks Fossett
Allysa Fossett
5334 Harvest Ridge Ln
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Susan Sharp Johns, unmarried
(herein referred to as Grantor) do grant, bargain, sell and convey unto
Brooks Fossett and Allysa Fossett
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 45, according to the Survey of Meadow Brook 12th Sector, as recorded in Map Book 9, page 27, in the Probate Office of Shelby County, Alabama.

Susan Sharp Johns is one and the same person as Susan S. Johns.
Susan Sharp Jones is the surviving grantee of that certain Warranty Deed recorded in Inst. #1993-30363.
The other grantee, Stephen L. Johns having died on or about September 21, 2020.

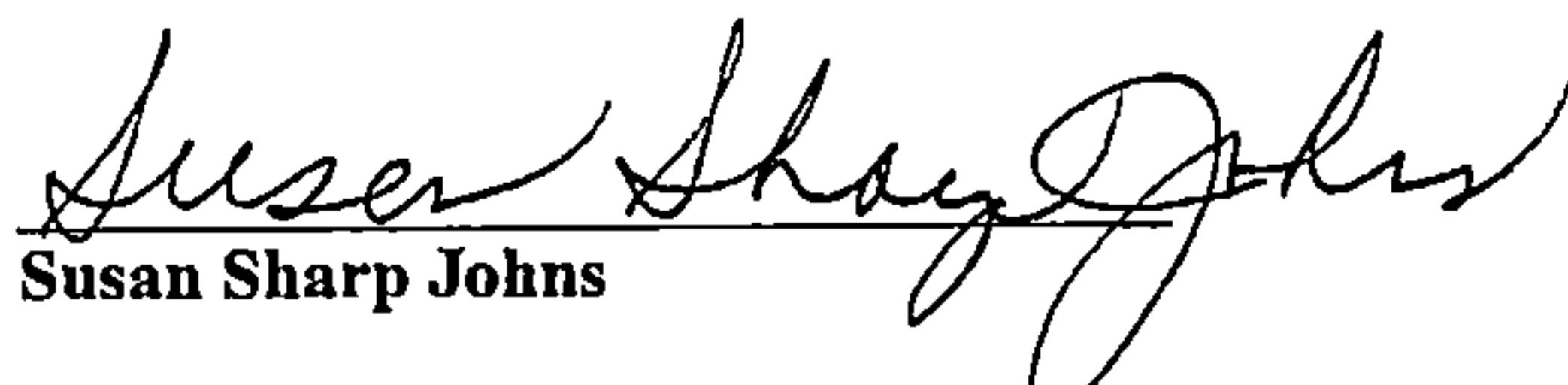
\$301,750.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

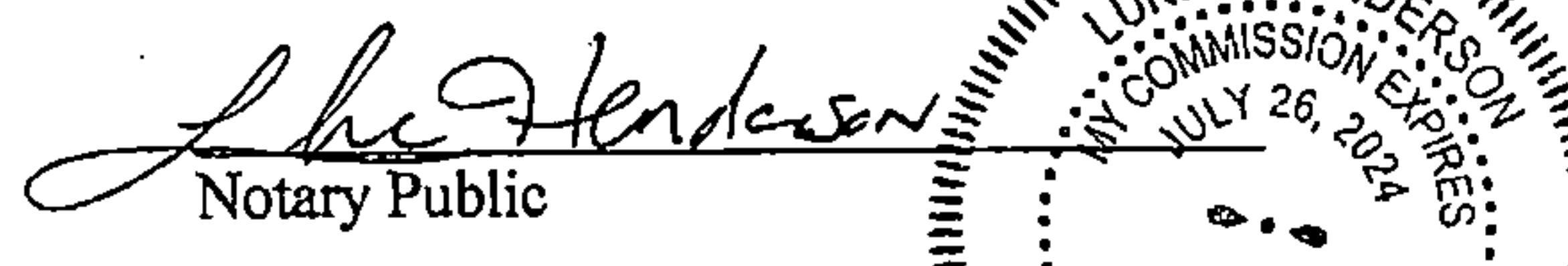
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this March 31, 2021.

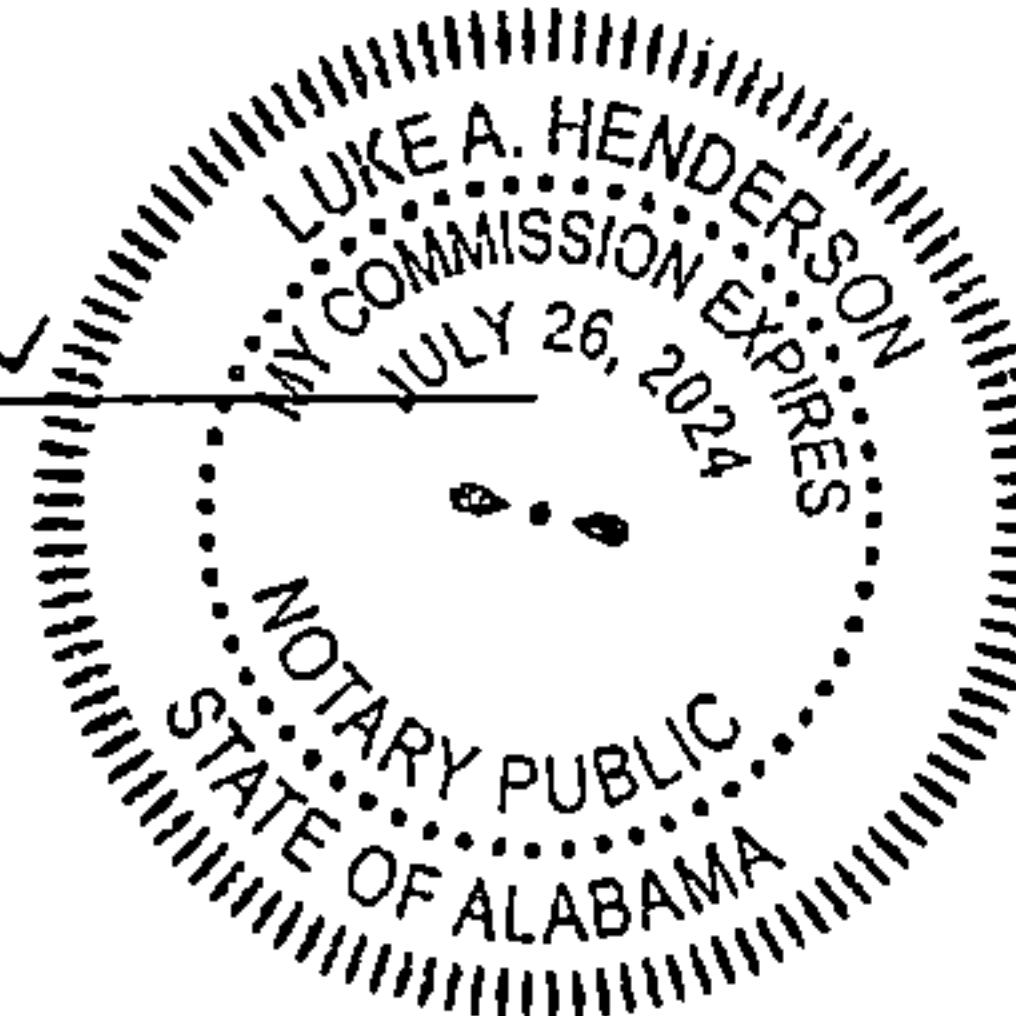

Susan Sharp Johns

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Susan Sharp Johns, unmarried, whose name 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 this instrument, Susan Sharp Johns executed the same voluntarily on the day the same bears date.

Given under my hand and seal this March 31, 2021.


Luke A. Henderson
Notary Public



My Commission Expires:

Grantor's Address: 2312 Bluff Road, Hoover, AL 35226

Property Address: 5334 Harvest Ridge Ln, Birmingham, AL 35242



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Shelby Cnty Judge of Probate, AL

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