

Send tax notice to:
OLIVER BROWN
2508 WILLOWBROOK CIRCLE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2021258

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Forty-Nine Thousand and 00/100 Dollars (\$549,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID C JOHNSON and LISA W JOHNSON, husband and wife**, whose mailing address is: 1419 10th St. S, Birmingham AL 35205 (hereinafter referred to as "Grantors") by **OLIVER BROWN** whose property address is: **2508 WILLOWBROOK CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Willowbrook, as recorded in Map Book 11, Page 48 A&B, in the Probate Office 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. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Willowbrook, as recorded in Map Book 11, Page 48 A&B, in the Probate Office of Shelby County, Alabama.
3. Subject to Covenants, conditions and restrictions as set forth in the document recorded in Real 148, Page 365 in the Probate Office of Shelby County, Alabama.
4. Right of Way to Alabama Power Company as recorded in Real 114, Page 141.
5. Agreement with Alabama Power Company as to underground distribution in Real 153, Page 604, and covenants set forth in Real 153, Page 604.
6. Release of damages in Real 225, Page 106.
7. Covenants releasing predecessors in title from liability arising from sinkholes. Limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exists or occur of cause damage to subject property, as set out in Instrument No. 1995-8953.

\$494,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 6th day of April, 2021.

David C Johnson

DAVID C JOHNSON

Lisa W Johnson

LISA W JOHNSON

STATE OF ALABAMA

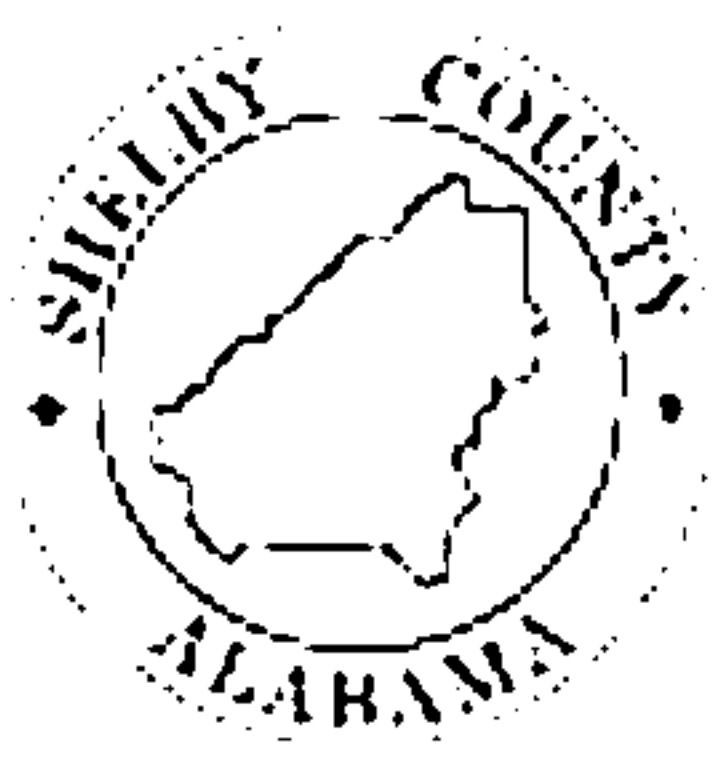
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID C JOHNSON and LISA W JOHNSON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2021.

[Signature]

Notary Public
Print Name:
Commission Expires:
4/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2021 10:44:32 AM
\$80.00 CHERRY
20210408000176670

Allie S. Bayl