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07/09/2021 02:35:18 PM
DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Tia B. Stewart
Katiyn D. Johnston
23470 Hwy 145
Columbiana, AL 35051

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00) 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

Jerry Wayne Cook and Kelly Johnson, husband and wife, whose mailing address is:

23470 Hwy 145, Columbiana, AL 35051

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

Tia B. Stewart and Katiyn D. Johnston, whose mailing address is:

4432 Englewood Road, Helena, AL 35080

(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: 23470 Hwy 145, Columbiana, AL 35051 to-wit:

Parcel A:

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 43 minutes 28 seconds East along the South line of said 1/4 - 1/4 Section, a distance of 489.00 feet to the Easterly right of way of Alabama Hwy. 145 and the Point of Beginning; thence continue along the last described a distance of 315.00 feet; thence North 1 degree 15 minutes 39 seconds West a distance of 194.46 feet; thence North 81 degrees 10 minutes 54 seconds West a distance of 249.60 feet to the Easterly right of way of Alabama Hwy. 145; thence South 15 degrees 18 minutes 0 seconds West along said right of way a distance of 242.79 feet to the Point of Beginning. Being situated in Shelby County, Alabama.

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

\$157,102.00 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 warrants 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 2nd day of July, 2021

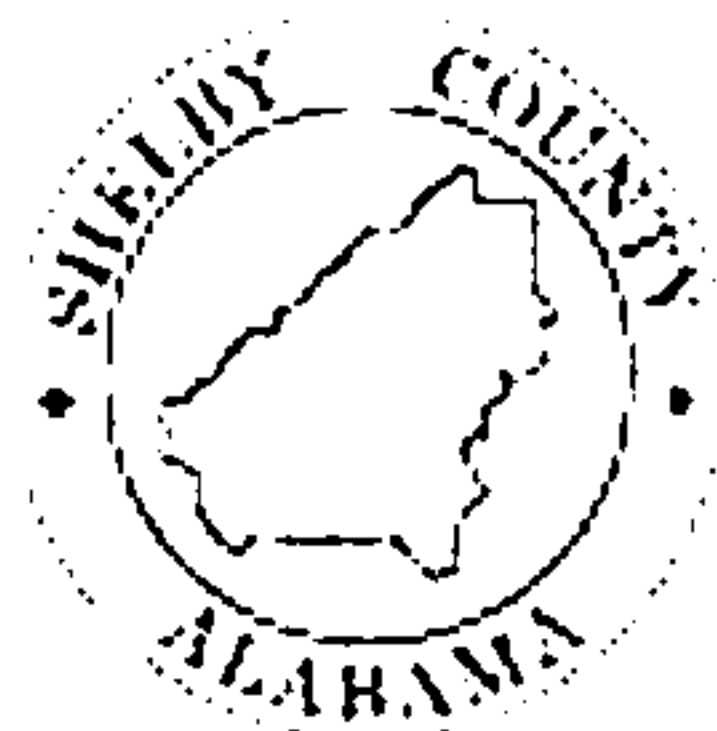
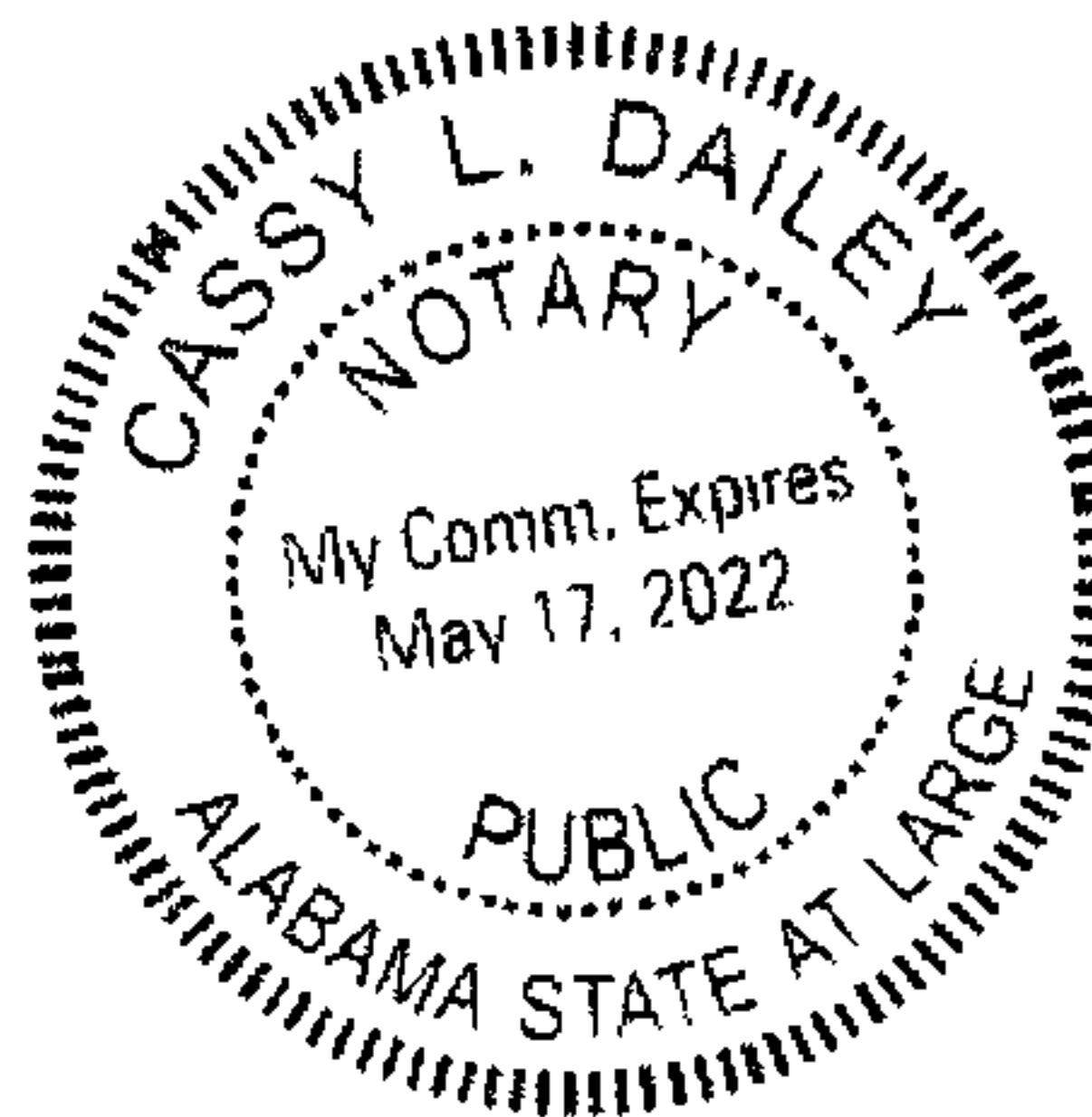
Jerry Wayne Cook
Jerry Wayne Cook
Kelly Johnson
Kelly Johnson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Wayne Cook and Kelly 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 2nd day of July, 2021.

Cassy L. Dailey

Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2021 02:35:18 PM
\$28.00 CHERRY
20210709000334500

Allie S. Bezel