

Send Tax Notice to:

Stephen Brandon Johnson and Wendy Johnson

30 Dorrough Rd
Columbiana AL 35043

20210806000381470

08/06/2021 09:00:04 AM

DEEDS 1/2

[Space Above This Line for Recording Data]

JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Six Hundred Sixty Eight Thousand and 00/100 Dollars (\$668,000.00)** 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 where is acknowledged. I or we, **Howard Allen Green and Jennifer G. Green, a married couple** referred to as grantor, whether one or more) whose mailing address is 821 Crown Circle, Hoover AL 35242, grant, bargain, sell and convey unto **Stephen Brandon Johnson and Wendy Johnson** herein referred to as grantees) whose mailing address 30 Dorrough Rd Columbiana 35043, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address of: 30 Dorrough Road, Columbiana, AL 35043 to wit:

Estate "A"; as recorded in Map Book 34, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

Being previously described as:

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 20 South, Range 1 East, and run East along the South Section Line 858.15 feet to a point; thence turn an right interior angle of 95 degrees 48 minutes 44 seconds and run Northeasterly 618.48 feet to a 1/2 inch iron pin with yellow plastic cap found on the Southwesterly right of way line of Shelby County Highway 445, Dorrough Road, and the Point of Beginning of the property herein described; thence turn a right interior angle of 94 degrees 55 minutes 50 seconds and run Northwesterly along said right of way line 170.00 feet to a 1/2 inch iron pin with yellow plastic cap found at the intersection of said right of way line and the Southeasterly right of way line of Shelby County Highway 32; thence turn a right interior angle of 113 degrees 11 minutes 37 seconds and run Southwesterly along said Highway 32 right of way line 144.08 feet to a 1/2 inch iron pin found; thence turn a right interior angle of 145 degrees 18 minutes 00 seconds and leaving said highway, run Southerly 858.41 feet to a 5/8 inch iron pin found; thence turn a right interior angle of 89 degrees 39 minutes 29 seconds and run Easterly 140.00 feet to a 1/2 inch iron pin with yellow plastic cap found; thence turn a right interior angle of 96 degrees 55 minutes 05 seconds and run Northeasterly 948.35 feet to the Point of Beginning; being a part of the Southwest 1/4 of the Southwest 1/4 of Section 6, and the Northwest 1/4 of the Northwest 1/4 of Section 7, township 20 South, Range 1 East, Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$534,400.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together

with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 5 day of August, 2021

Howard Allen Green
Howard Allen Green

Jennifer G. Green
Jennifer G. Green

STATE OF ALABAMA

Tetters COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Howard Allen Green and Jennifer G. Green 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 this conveyance, they, executed the same voluntarily.

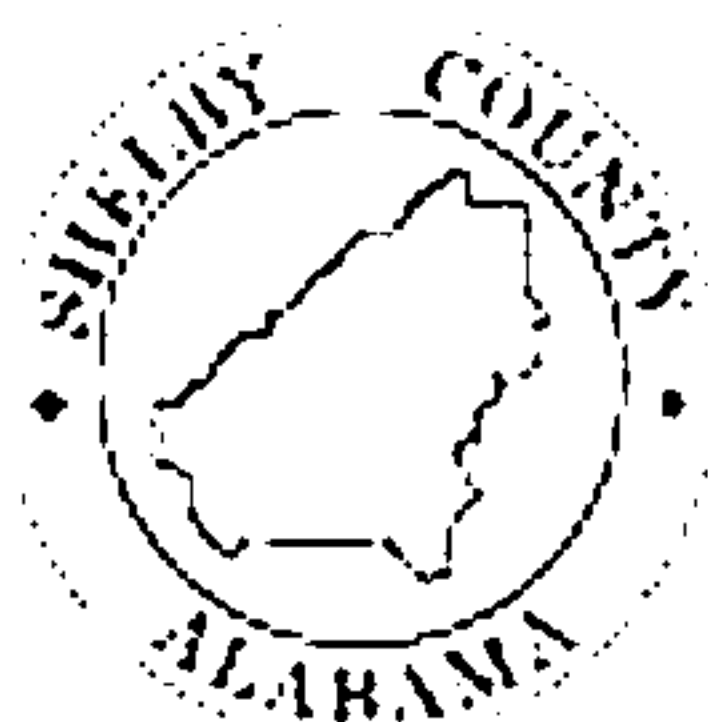
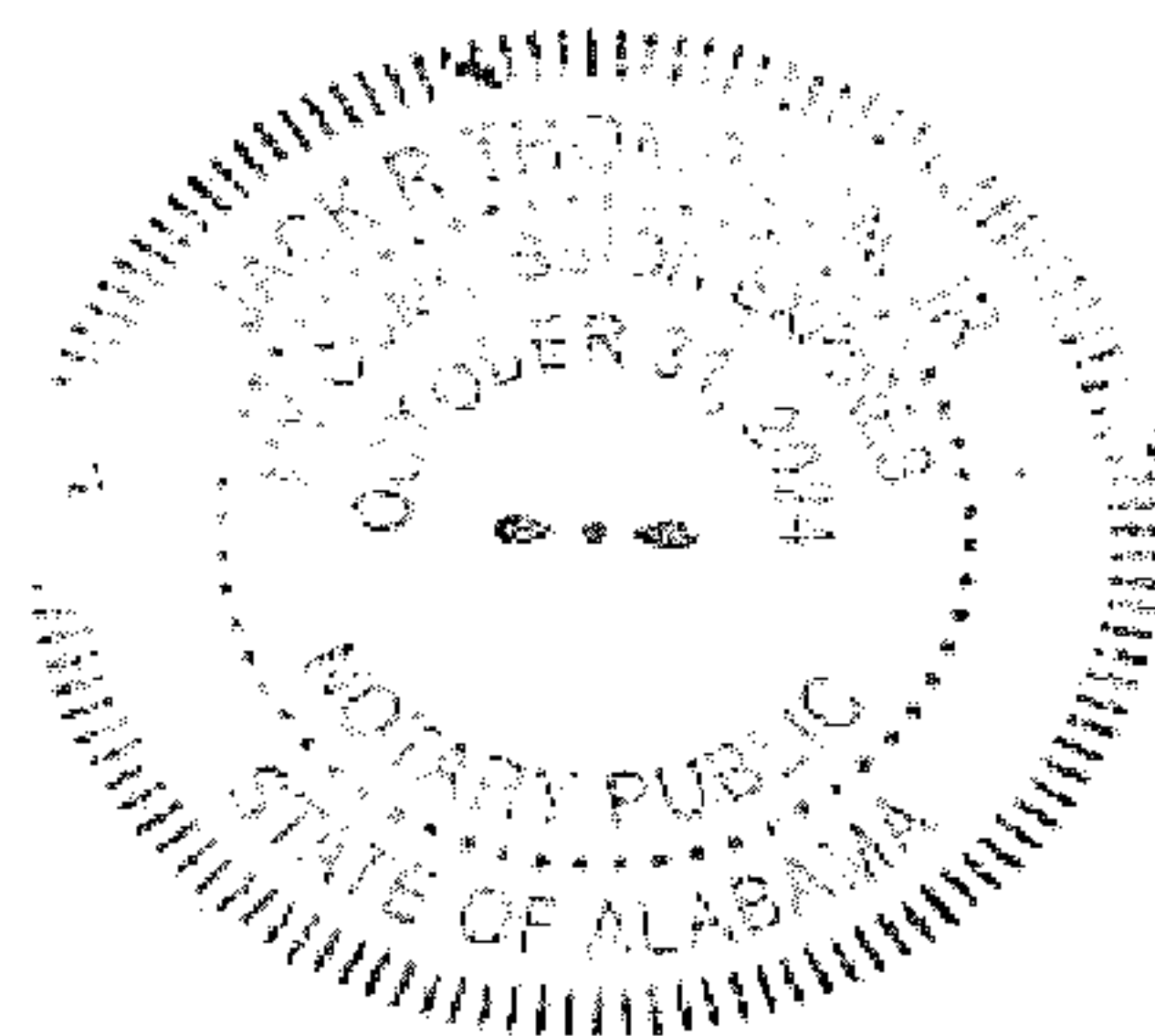
WITNESS my hand and official seal in the county and state aforesaid this the 5th day of August, 2021

My Commission Expires 12/12/2024

Jack R. Thompson Jr.
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB 2551



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2021 09:00:04 AM
\$159.00 JOANN
20210806000381470

Allie S. Bayl