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05/02/2022 02:06:04 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Dennis B. Johnson, Sr and Kimberly Wright Johnson
130 Savannah Lane
Calera, AL 35040

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Richard B. Reddin, an unmarried man**, whose address is 772 The Heights Lane, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Dennis B. Johnson, Sr and Kimberly Wright Johnson**, whose address is 130 Savannah Lane Calera AL. 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Dennis B. Johnson, Sr and Kimberly Wright Johnson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **130 Savannah Lane, Calera, AL 35040 to-wit:**

Lot 303, according to the map or survey of Savannah Pointe, Sector IV, Phase I, as recorded in Map Book 26, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$300,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of April, 2022.

Richard B. Reddin

Richard B. Reddin

STATE OF Georgia

COUNTY OF Bibb

I, the undersigned Notary Public in and for said County and State, hereby certify that Richard B. Reddin whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2022.

Cynthia Loyd

Notary Public

My Commission Expires: 9/11/2023



Official Seal
NOTARY PUBLIC
CYNTHIA LOYD
BIBB COUNTY, GEORGIA
My Commission Expires SEPT. 11th 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2022 02:06:04 PM
\$26.00 JOANN
20220502000178400

Allie S. Bayl