

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
 Law Office of Jack R. Thompson, Jr. LLC
 416 Yorkshire Drive
 Birmingham, AL 35209
 FILE NO. ATB3220

1787 Indian Hills Rd.
Pelham, AL 35184

[Space Above This Line for Recording Data]

WARRANTY DEED**STATE OF ALABAMA****COUNTY OF SHELBY****KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Sixty Thousand and 00/100 Dollars (\$60,000.00)** 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 **Ahzhaka Johnson and Ryon Johnson, a married couple** whose mailing address is: 720 Hickory Hollow, Chelsea, AL 35613 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ALR Construction, LLC**, an Alabama limited liability company whose mailing address is: 1787 Indian Hills Rd, Pelham, AL 35184 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of Vacant Lots

Lot 21-B, being a Resurvey of Lot 20 Courtyard Manor and Lot 21A of a Resurvey of Lot 21 of Courtyard Manor, as recorded in Map Book 55, Page 41 in the Probate Office of 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 prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$45,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20 day of June, 2022.

Ahzhaka Johnson
Ahzhaka Johnson

Ryon Johnson
Ryon Johnson

STATE OF Alabama Jeffers County ss:

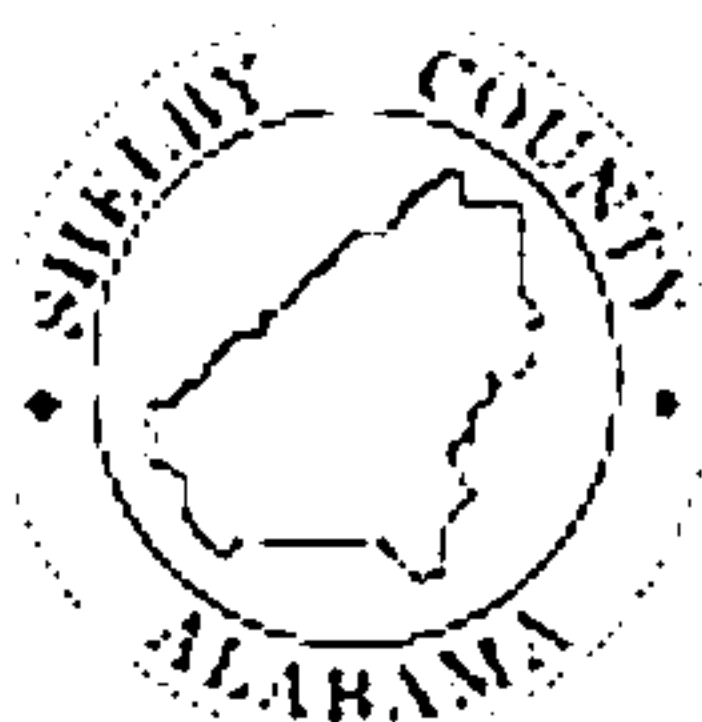
I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Ahzhaka Johnson and Ryon Johnson** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 20th day of June, 2022

My Commission Expires: 8-28-24

Jen H Poe
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2022 08:49:25 AM
\$40.00 JOANN
20220622000249040

Allie S. Bayl