

Send Tax Notice to:
Charles Burton
4039 Saddle Run Cir.
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-2146

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

David H. Johnson and Anne M. Johnson, husband and wife (herein referred to as "Grantor," whether one or more), whose mailing address is

12827 Payton Street, Odessa, FL 33556

by **Charles Burton (herein referred to as "Grantee")**, whose mailing address is

214 Lees Cove, Helena, AL 35080

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 property, which has a mailing address of **4039 Saddle Run Cir., Pelham, AL 35124**

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

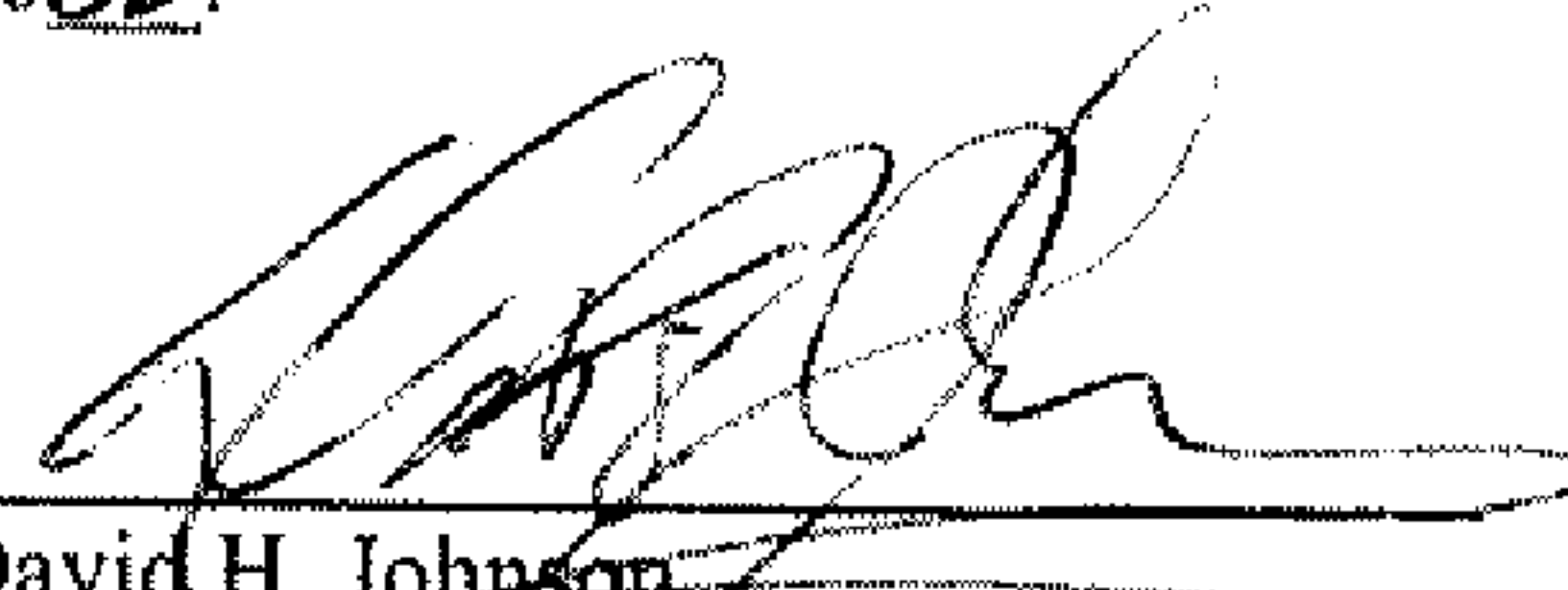
MINING AND MINERAL RIGHTS EXCEPTED.

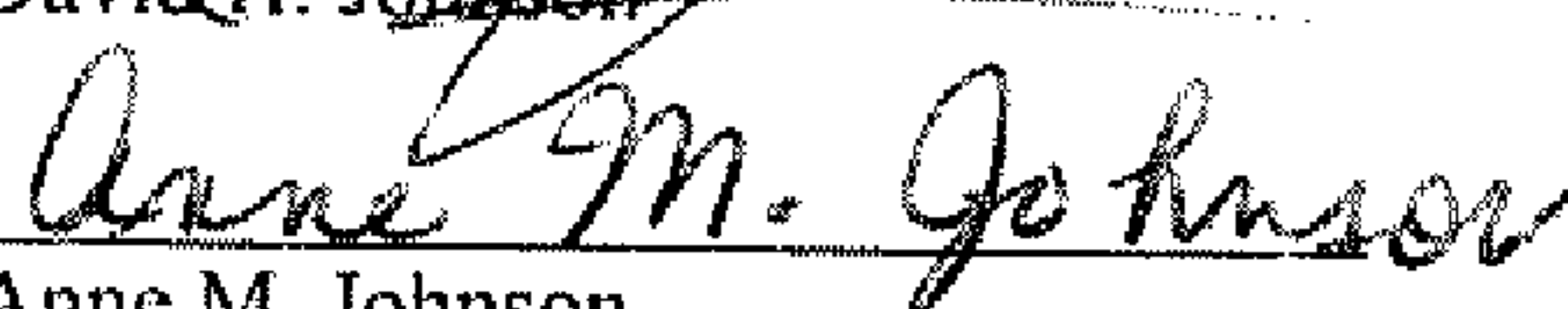
\$91,260.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 18 day of July, 2022.

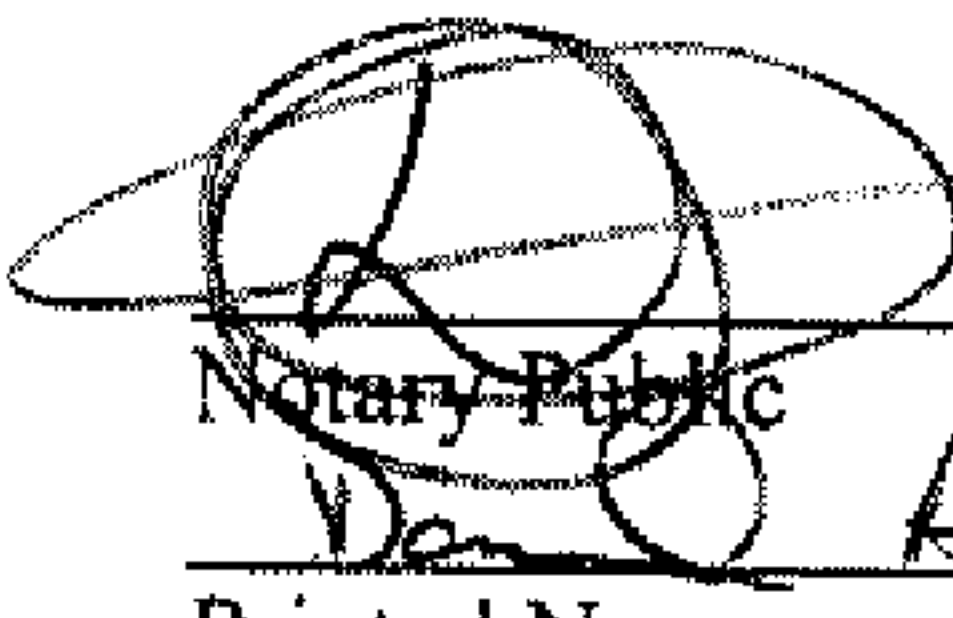

David H. Johnson


Anne M. Johnson

State of Florida
County of Pasco

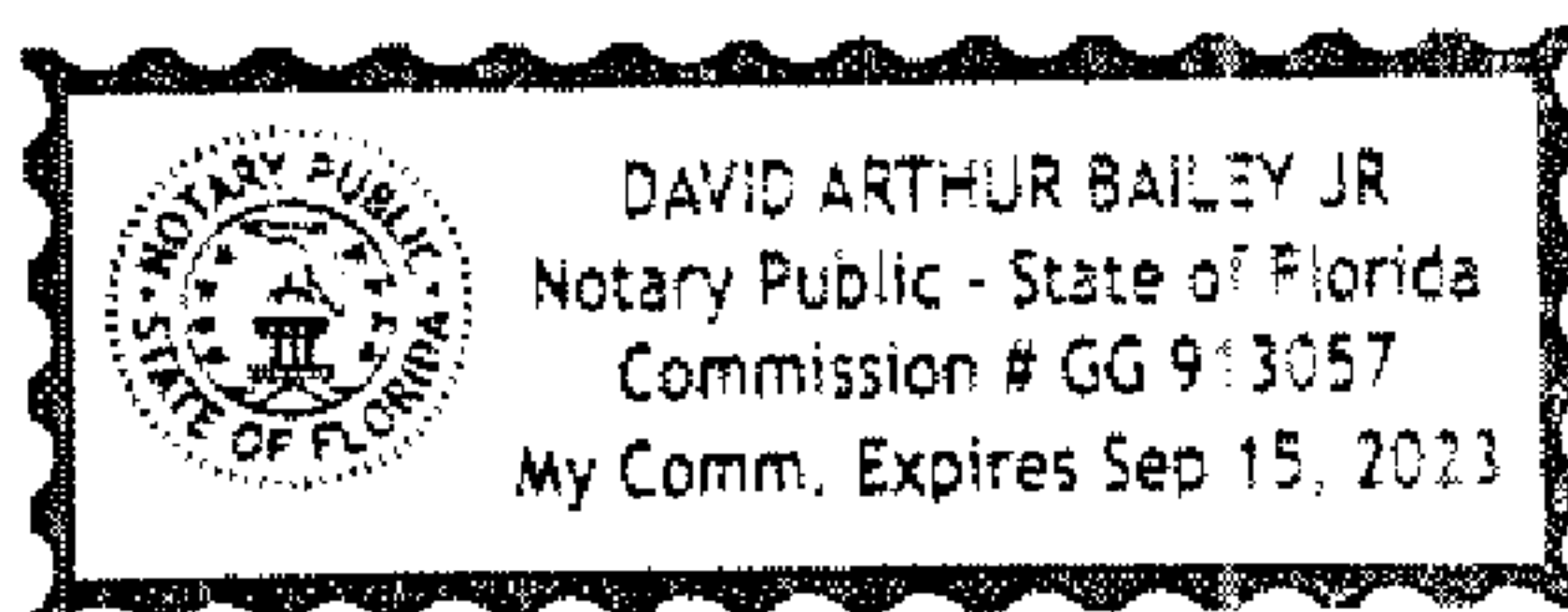
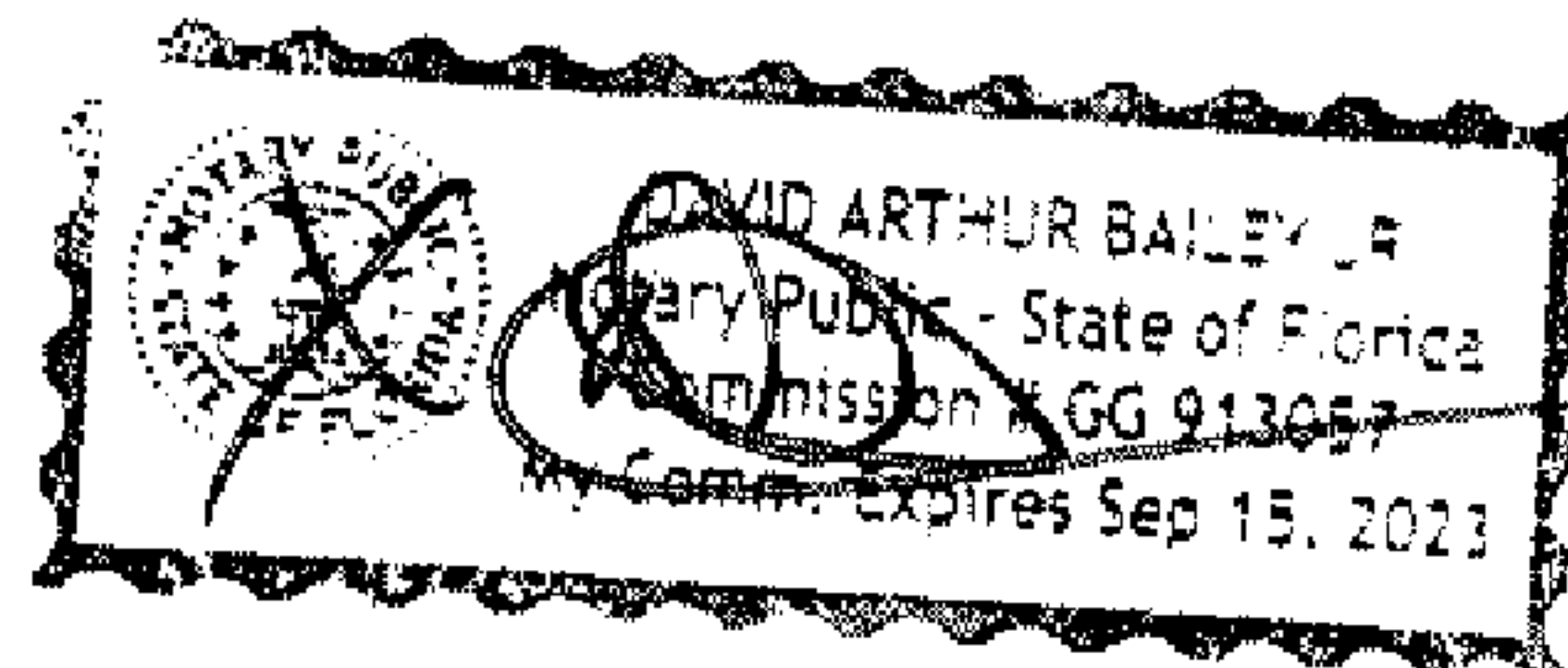
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David H. Johnson and Anne M. Johnson**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of July, 2022.


Notary Public

Printed Name

My Commission Expires: 09.15.2023



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EXHIBIT A

Property 1:

Lot 59, according to the Map and Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.



File No.: PEL-22-2146

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2022 01:36:46 PM
\$177.00 BRITTANI
20220803000303800
General Warranty Deed - Individual (AL)

Allen S. Bayl