

20220804000304890  
08/04/2022 01:00:03 PM  
DEEDS 1/3

Return to:  
First American Mortgage Solutions  
Attn: Recording Team  
4795 Regent Blvd.  
Irving, TX 75063

Order Number:  
1119494LV

**WARRANTY DEED**

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
1029 Aronimink Drive  
Calera, AL 35040

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **CEDRIC SPECKS**, an unmarried man and **TASHA JOHNSON** who acquired title as **TASHA SPECK**, an unmarried woman, whose address is 1029 Aronimink Drive Calera, AL 35040, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **TASHA JOHNSON**, an unmarried woman, whose address is 1029 Aronimink Drive Calera, AL 35040, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 321, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE SECTOR 4 PHASE ONE, AS RECORDED IN MAP BOOK 47, PAGE 97 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Prior Deed Reference: Instrument No. 20190401000102570.**

**Parcel ID Number: 34 3 06 2 005 033.000**

**Commonly Known As: 1029 Aronimink Drive Calera, AL 35040**

**Fair Market Value: \$357,000.00 - Fair Market Value: \$178,500.00**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**The above conveyance includes all structures presently built, constructed, or set on the above described property.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**The above described property does constitute part of the Grantors' homestead.**

**This Deed is executed pursuant to the Divorce Agreement dated March 11, 2020, in Shelby County Court, Case Number 58-DR-2020-900147.00, between TASHA JOHNSON f/k/a TASHA JOHNSON SPECKS and CEDRIC TERRELL SPECKS.**

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

Page 3 of 3

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 11<sup>th</sup> day of August, 20 20.

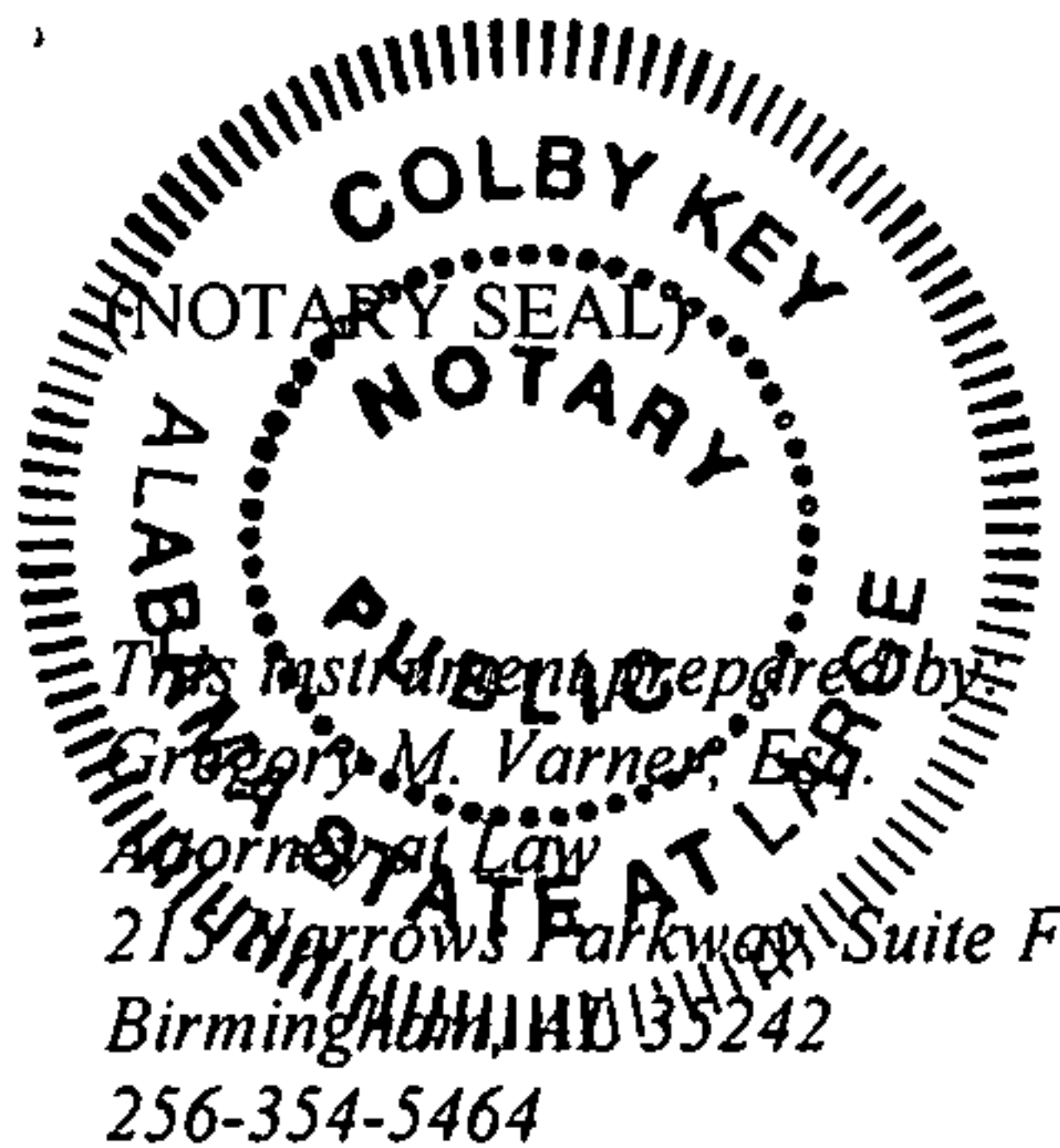
GRANTOR (2 of 2)

Tasha Specks  
TASHA JOHNSON who acquired title as  
TASHA SPECKS

STATE OF Alabama )  
COUNTY OF Shelby )

I, Colby Key, a Notary Public for the State of Alabama, do hereby certify that TASHA JOHNSON who acquired title as TASHA SPECKS, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11<sup>th</sup> day of August, 20 20.



Colby Key  
Notary Public  
My commission expires: 7/13/21

Page 2 of 3

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by First American Mortgage Services.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 11<sup>th</sup> day of August, 2020.

GRANTOR (1 of 2):

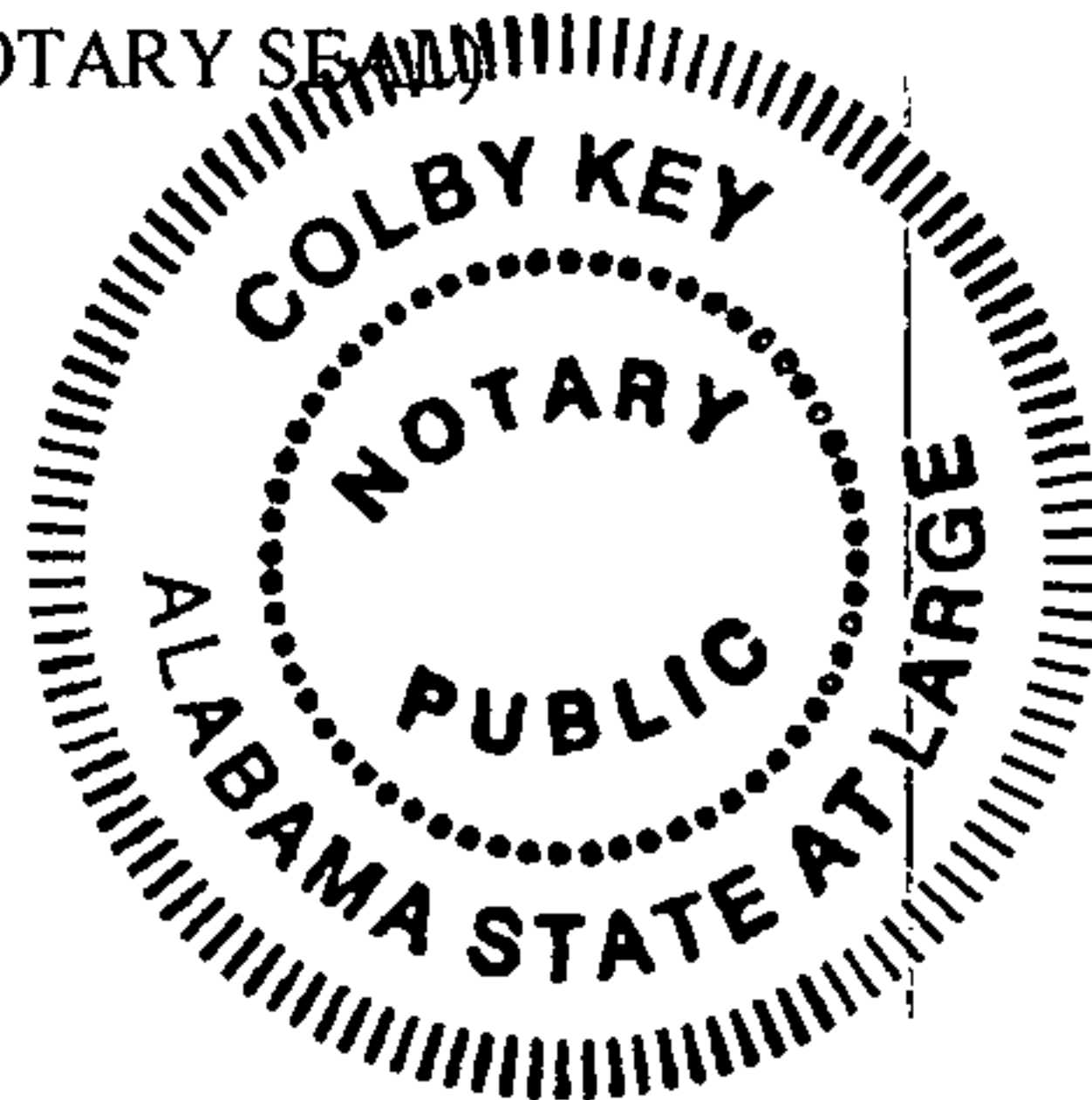
  
CEDRIC SPECKS

STATE OF Alabama  
COUNTY OF Shelby

I, Colby Key, a Notary Public for the State of Alabama, do hereby certify that CEDRIC SPECKS, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11<sup>th</sup> day of August, 2020.

(NOTARY SEAL)



  
Notary Public  
My commission expires: 7/13/21



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2022 01:00:03 PM  
\$207.50 BRITTANI  
20220804000304890

