

20220824000331930
08/24/2022 01:42:45 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Marina Linea Rockett and William Chandler Rockett
71 Greenfern Drive
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 **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Allen M. Johnson, an unmarried man**, whose address is 1175 Emerald Ridge Dr. Calera, AL 35040, (hereinafter "Grantor", whether one or more), by **Marina Linea Rockett and William Chandler Rockett**, whose address is 71 Greenfern Drive 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 **Marina Linea Rockett and William Chandler Rockett, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 71 Greenfern Drive, Calera, AL 35040 to-wit:**

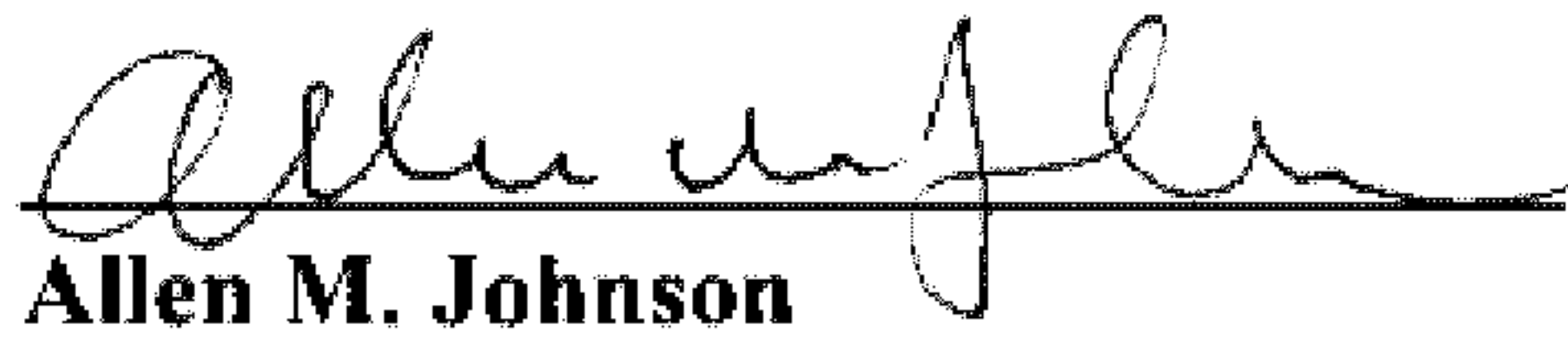
A parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 4, Township 24 North, Range 13 East and run Southerly along the East line of said quarter-quarter section 219.00 feet to the point of beginning; thence continue along last described course 165.29 feet; thence right 68 degrees, 36 minutes, 12 seconds and run Westerly 201.35 feet; thence right 106 degrees, 12 minutes, 08 seconds and run Northerly 247.34 feet; thence right 97 degrees, 15 minutes, 48 seconds and run Easterly 210.00 feet to the point of beginning. Less and except any right-of-way of a public road running along the East side of said parcel.

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 \$265,000.00 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 23rd day of August, 2022.

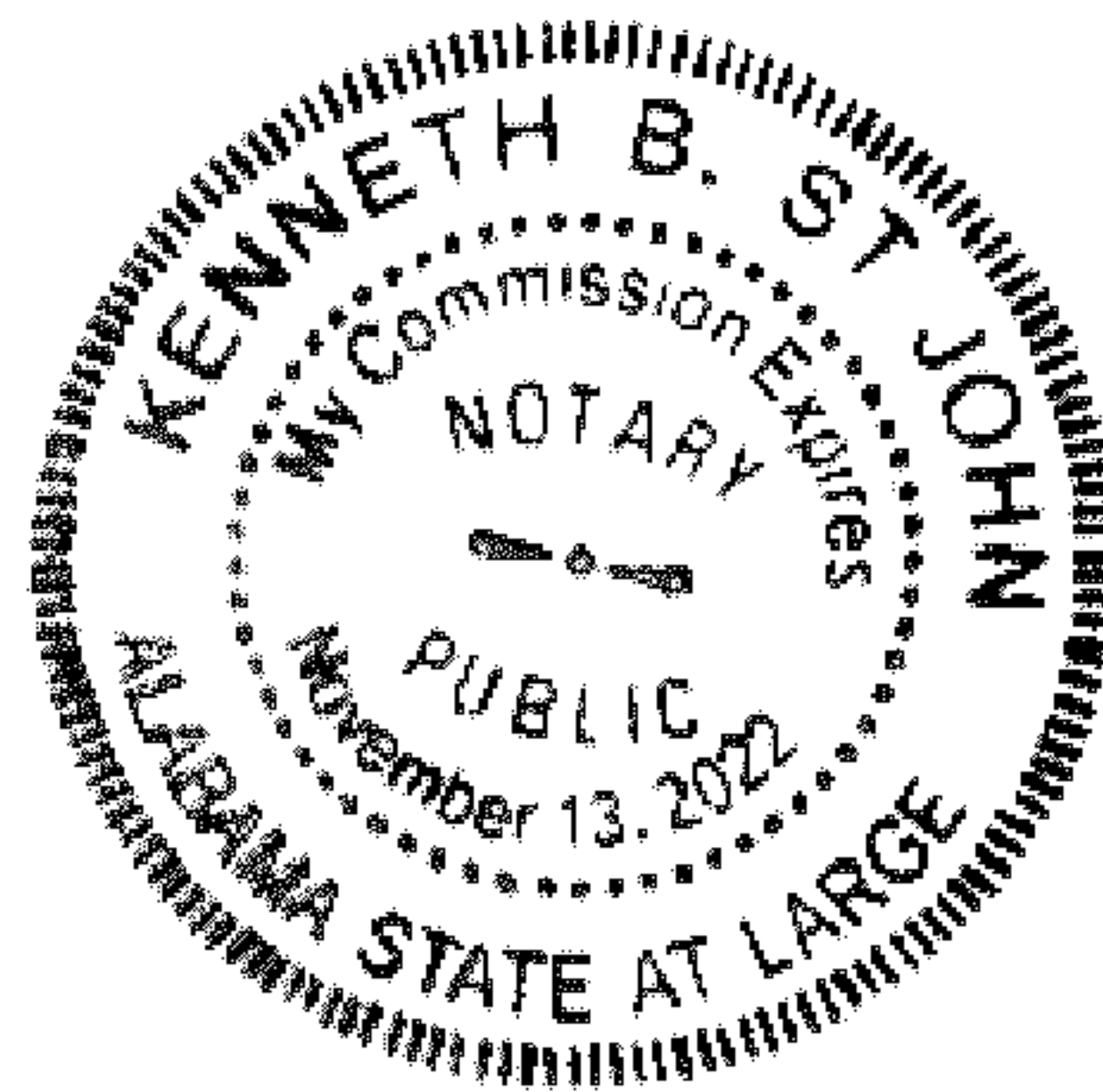

Allen M. Johnson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Allen M. Johnson, 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 23rd day of August, 2022.


Notary Public: Kenneth B. St John
My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2022 01:42:45 PM
\$26.00 BRITTANI
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