

Send Tax Notice to:  
John Mahan and Kimberly Mahan  
127 Highway 200  
Montevallo, AL 35115

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-22-4635

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED NINETY SIX THOUSAND NINE HUNDRED AND 00/100 (\$196,900.00)** 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 **Richard Taylor Johnson and Hanna Elizabeth Neeley, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

127 Highway 200, Montevallo, AL 35115

by **John Mahan and Kimberly Mahan (herein referred to as "Grantee," whether one or more)**, whose mailing address is

XXXXXXXXXXXXXX 125 Highway 219, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **127 Highway 200, Montevallo, AL 35115**, 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.

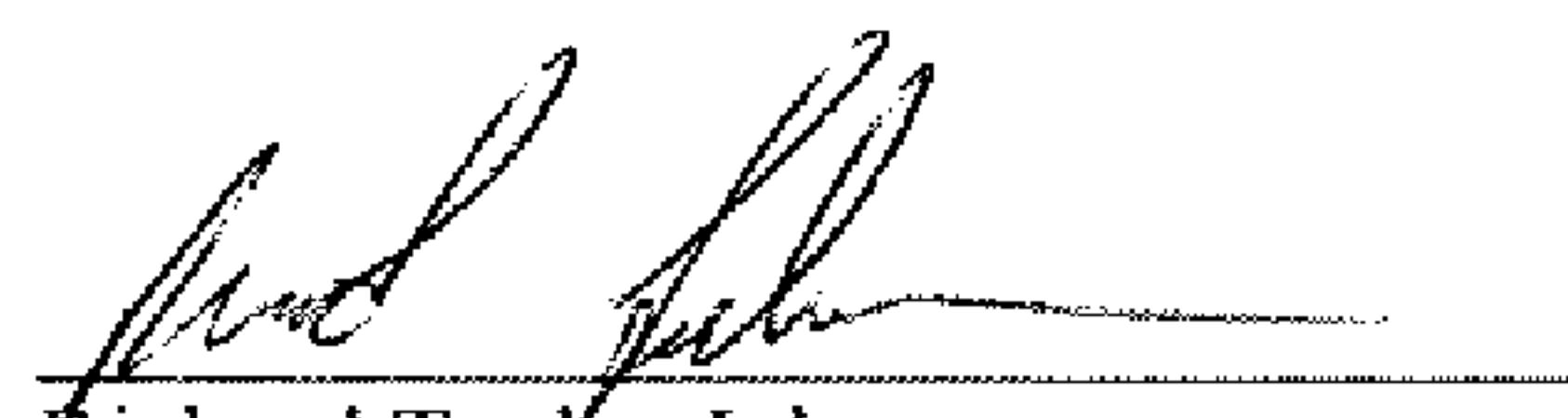
There is a manufactured home situated upon the hereinabove described land. The manufactured home is more particularly described as a **2021 Clayton Home, Model No. 371SB28724AH21** and is comprised of **2** section(s). The serial number of each section is **CS2027806TNA/B**.

**\$190,170.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

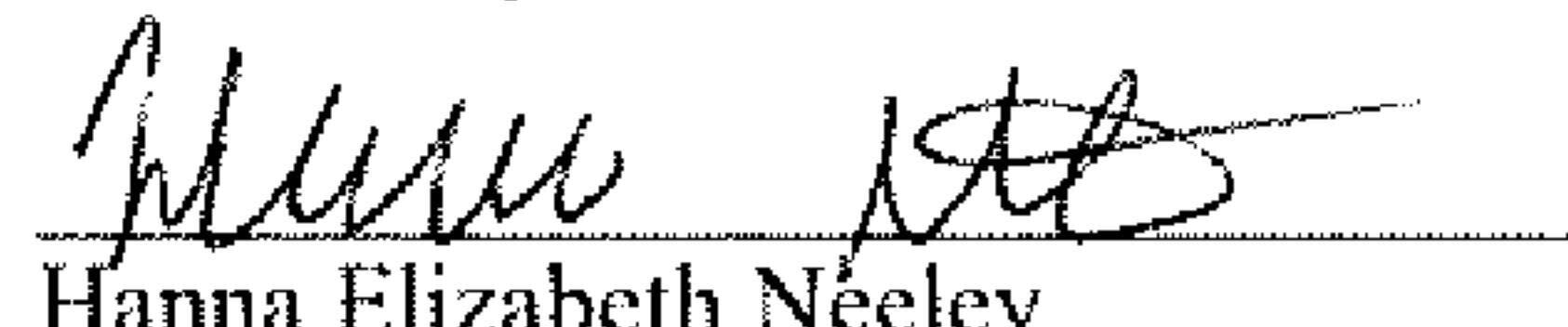
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), 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(s), 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 November,  
2022.



Richard Taylor Johnson

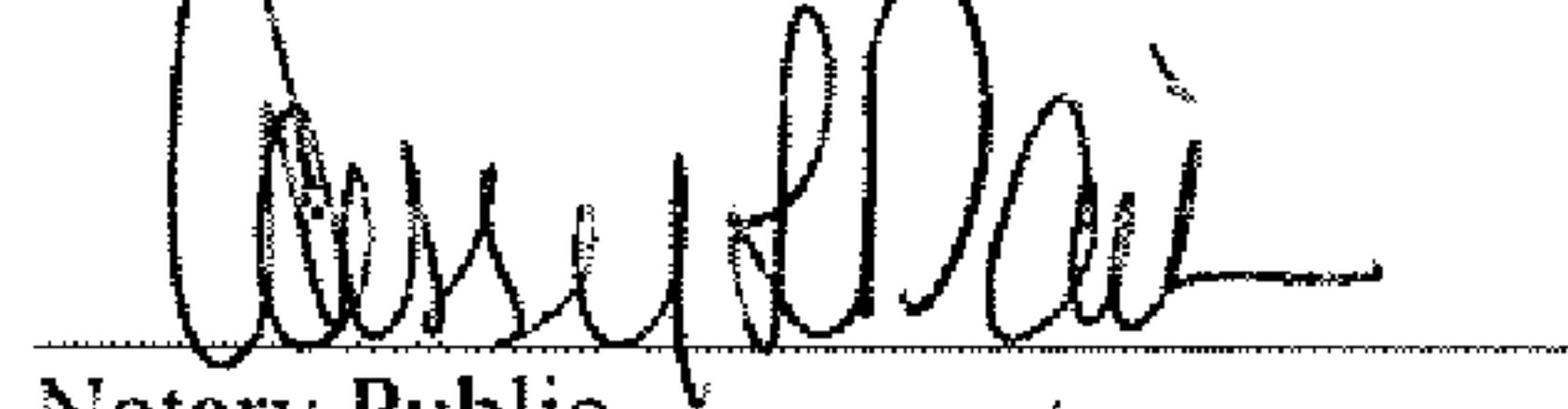


Hanna Elizabeth Neeley

State of Alabama  
 County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Taylor Johnson and Hanna Elizabeth Neeley**, 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 November, 2022.



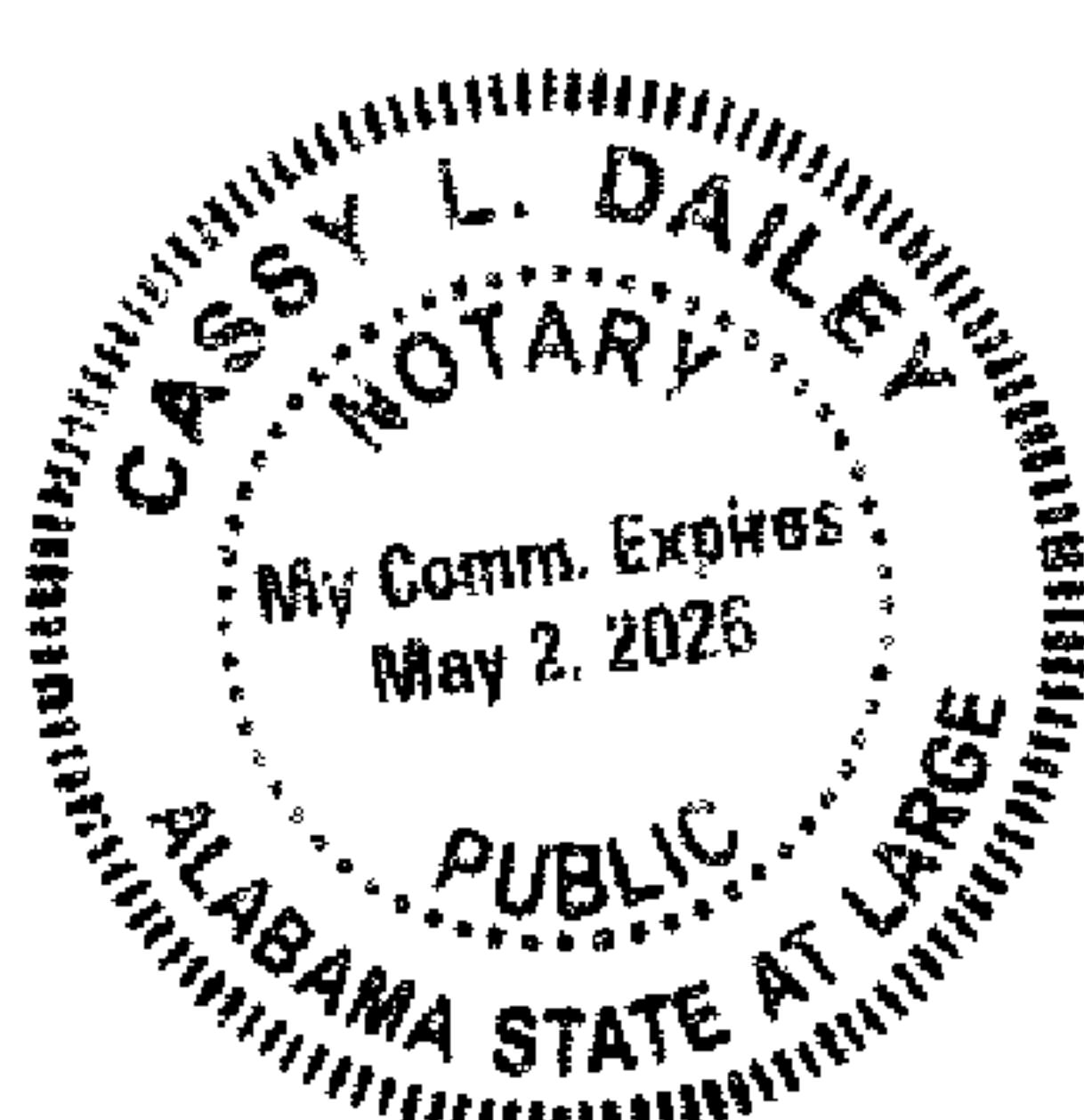
Notary Public

Cassy L. Dailey

Printed Name

My Commission Expires:

05/02/2026



**EXHIBIT A**

Property 1:

Lot 2, according to the Final Plat of Barnwood Estates, as recorded in Map Book 52, Page 49, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2022 02:47:29 PM  
\$35.00 PAYGE  
20221206000443540**

*Allen S. Boyd*