

Send Tax Notice to:
Grenetta Johnson and McKenzie D.
Johnson
2233 Old Cahaba Place
Helena, AL 35080

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-6833**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$360,000.00) 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
The Estate of Peggy B. Dunlap, Probate Case # PR-2022-000028 (herein referred to as “Grantor,” whether one or more), whose mailing address is

3 Mary St., Bordentown, NJ 08505

by **Grenetta Johnson and McKenzie D. Johnson** (herein referred to as “Grantee,” whether one or more), whose mailing address is

2233 Old Cahaba Place, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2233 Old Cahaba Place, Helena, AL 35080**, 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, 2023 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$353,479.00 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 3rd day of April, 2023

The Estate of Peggy B. Dunlap, Probate Case # PR-2022-000028

By: Brooke D. McMinn
Brooke D. McMinn, Personal Representative

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brooke D. McMinn, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Peggy B. Dunlap, Probate Case # PR-2022-000028**, 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, with full authority on behalf of **The Estate of Peggy B. Dunlap, Probate Case # PR-2022-000028**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of April, 2023.

Jason S. Campbell
Notary Public
Jason S. Campbell
Printed Name
My Commission Expires:

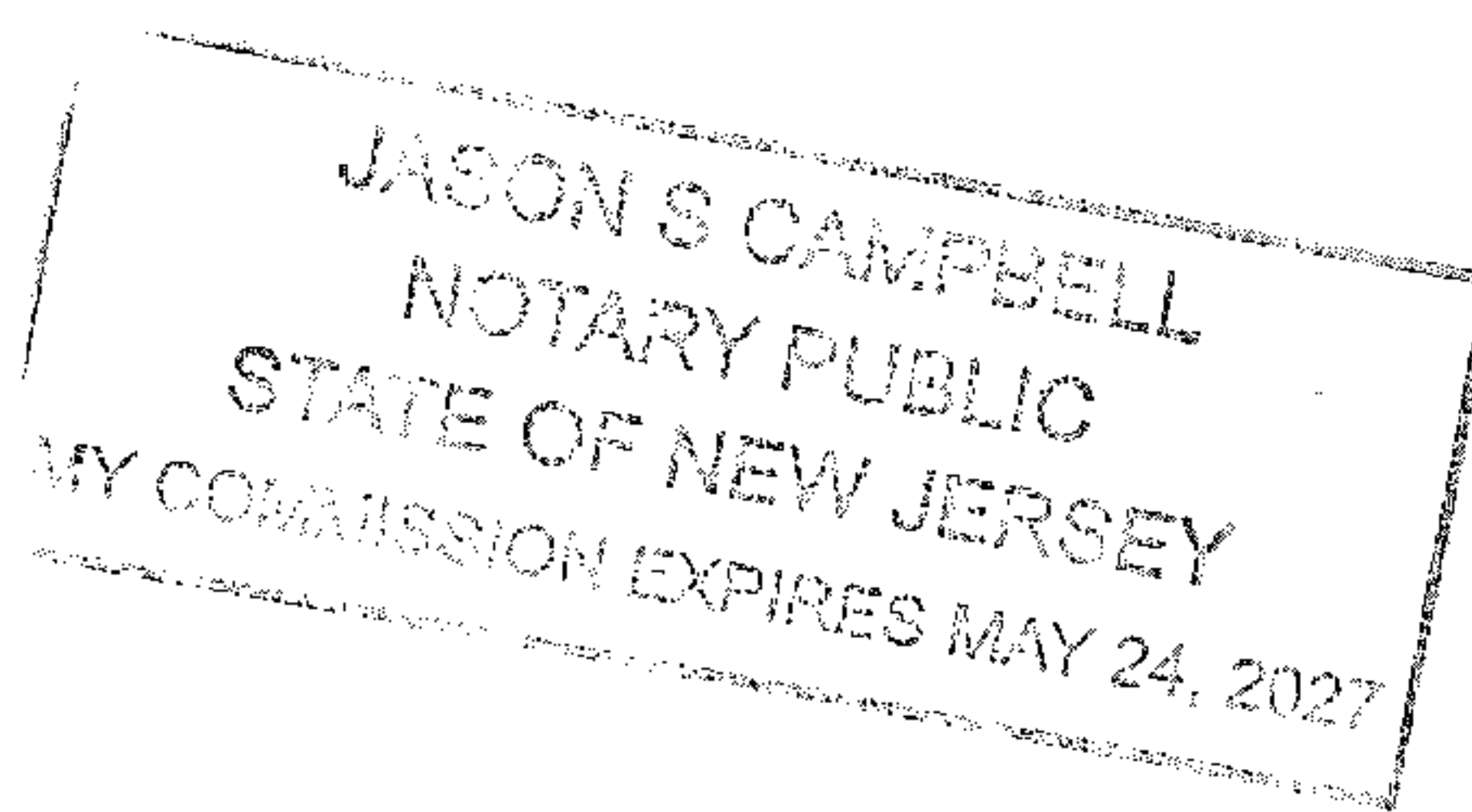
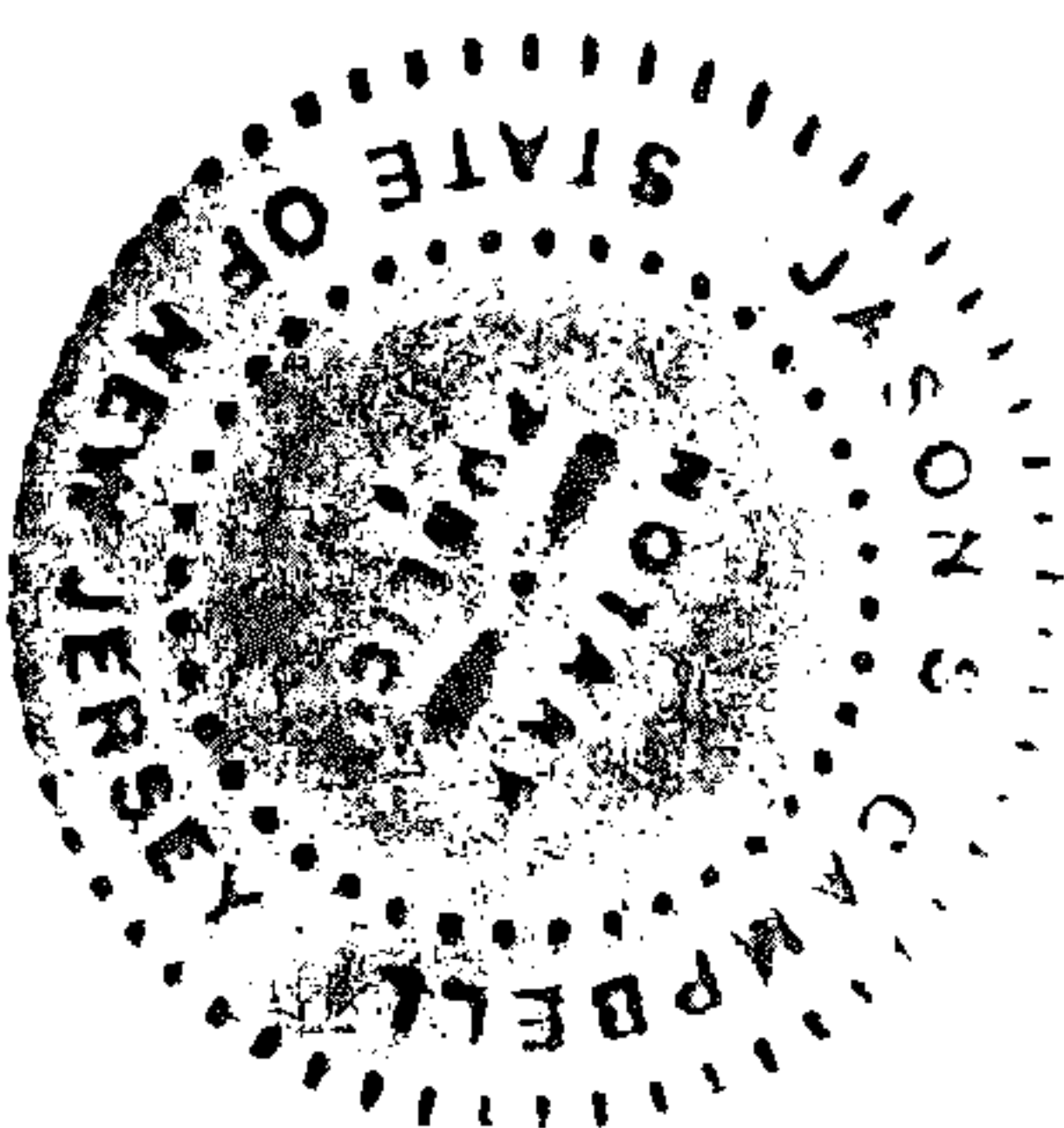
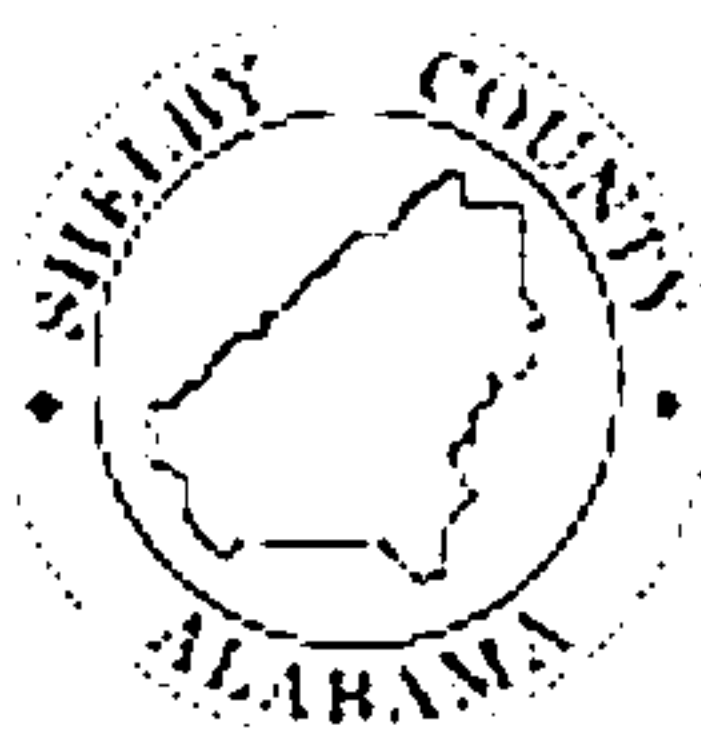


EXHIBIT A

Property 1:

Lot 424, according to the Amended Map of Old Cahaba Lakewood Sector, as recorded in Map Book 25, Page 26, 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
04/06/2023 02:55:27 PM
\$35.00 JOANN
20230406000097040

Allie S. Boyd