

**This Instrument Prepared by:**

**Jack R. Thompson, Jr.**  
**Law Office of Jack R. Thompson, Jr. LLC**  
**416 Yorkshire Drive**  
**Birmingham, AL 35209**  
**FILE NO. ATB3709**

**SEND TAX NOTICE TO:**

**Michael McGowan, Jr.**  
**1108 Fairbank Lane**  
**Chelsea, AL 35043**

[Space Above This Line for Recording Data]

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Thirty Nine Thousand Five Hundred Dollars and 00/100 Dollars (\$239,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Jacob Johnson and Hannah H. Johnson, a married couple** whose mailing address is: **238 Stonecrest Drive, Birmingham, AL 35242**; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael McGowan, Jr.** whose mailing address **1108 Fairbank Lane, Chelsea, AL 35043** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **1108 Fairbank Lane, Chelsea, AL 35043** to wit:

Lot 3-50, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A and B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easement and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**\$233,516.00** of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7 day of May, 2023.

Poor Quality

Jacob Johnson  
Jacob Johnson

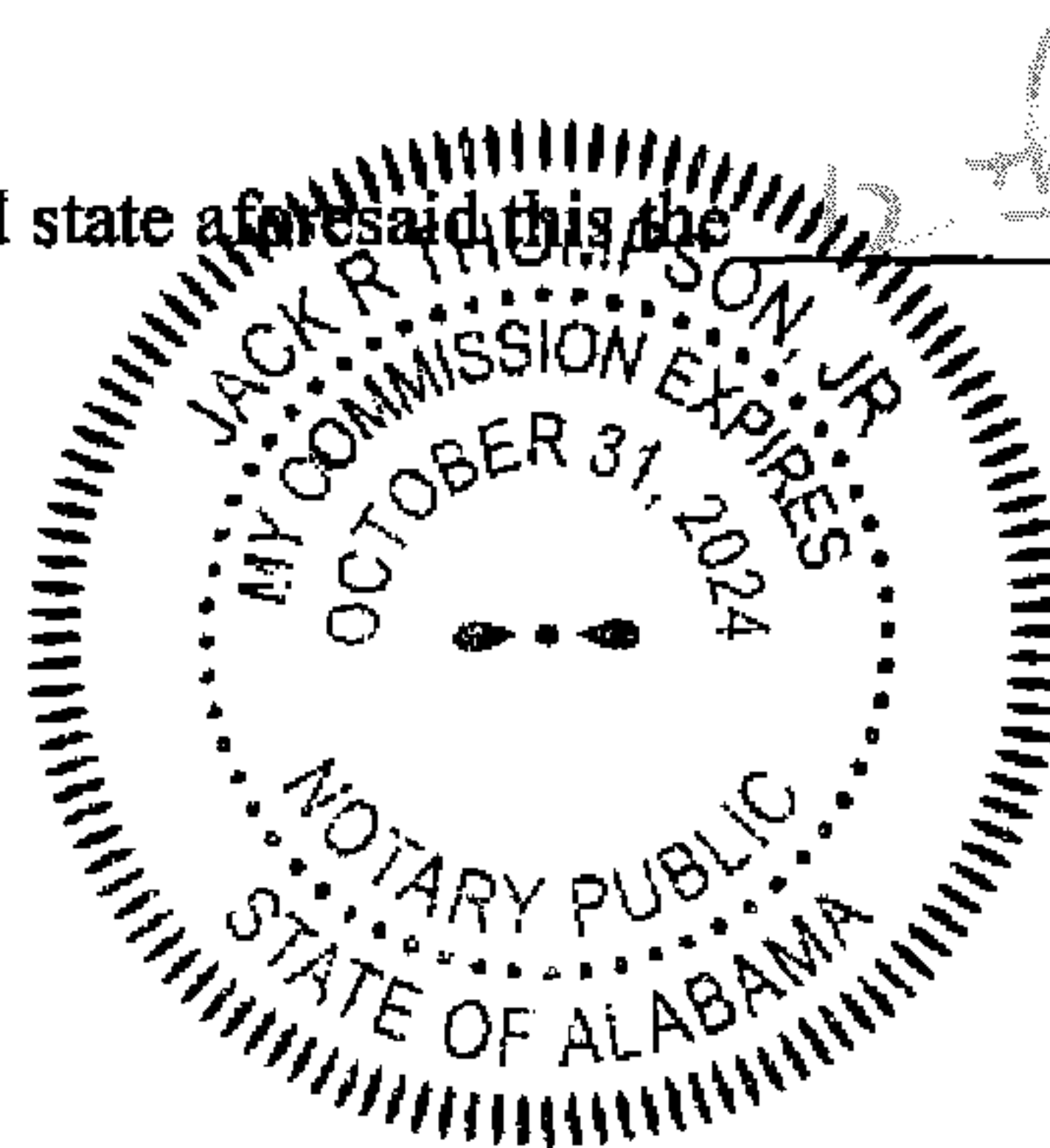
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Jacob Johnson** whose name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 7 day of May, 2023.

My Commission Expires: 10/31/2024

[Signature]  
Notary Public  
(S E A L)



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of May, 2023.

Hannah H. Johnson  
Hannah H. Johnson

STATE OF ALABAMA  
COUNTY OF JEFFERSON

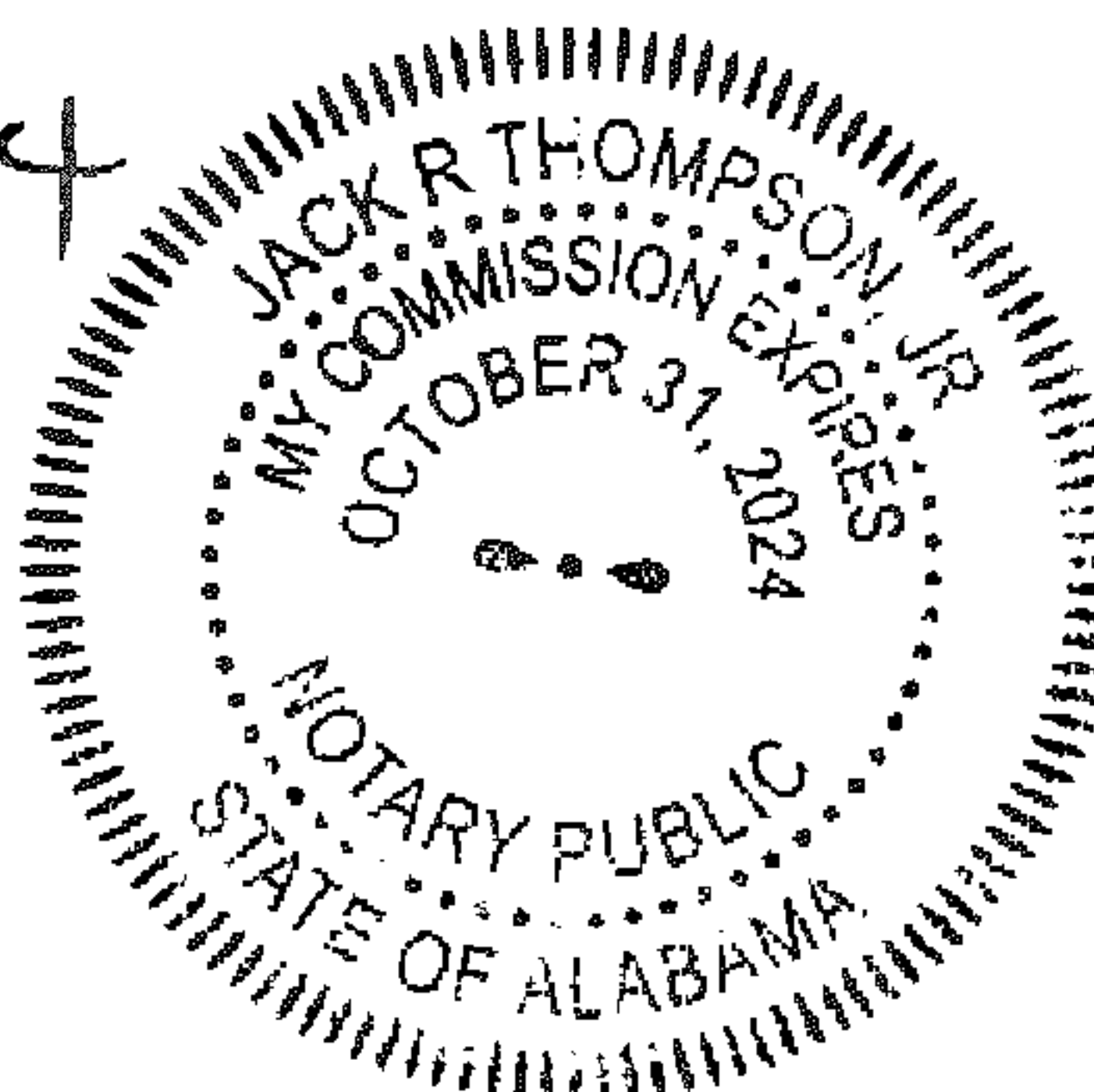
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Hannah H. Johnson** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of May, 2023.

My Commission Expires: 10/31/2024

[Signature]  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/16/2023 12:39:25 PM  
\$31.00 BRITTANI  
20230516000145400

[Signature]