

This instrument was prepared by
THE WHEELER LAW FIRM, LLC
 Rommie G. Wheeler, Jr.
 2107 5th Avenue North
 Suite 401-F
 Birmingham, Alabama 35203

Send Tax Notice To:
Monica N. Johnson and
Jason J. Johnson
 1005 Bridgewater Park Drive
 Hoover, Alabama 35244

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOUR HUNDRED EIGHTY EIGHT THOUSAND NINE HUNDRED AND 00/100 (\$488,900.00)** Dollars to the undersigned

grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **TERESA MCBETH-SMITH, AN UNMARRIED WOMAN** (herein referred to as grantors) do, grant, bargain, sell and convey unto

MONICA N. JOHNSON AND JASON J. JOHNSON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 2A, ACCORDING TO A RESURVEY OF LOTS 1 THROUGH 12, BRIDGEWATER PARK, AS RECORDED IN MAP BOOK ~~38~~ PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

SUBJECT TO ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$424,136.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

ADDRESS: 1005 BRIDGEWATER PARK DRIVE, HOOVER ALABAMA 35244

PARCEL ID: 11-7-26-0-008-002.000

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; I will and my 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 persons.

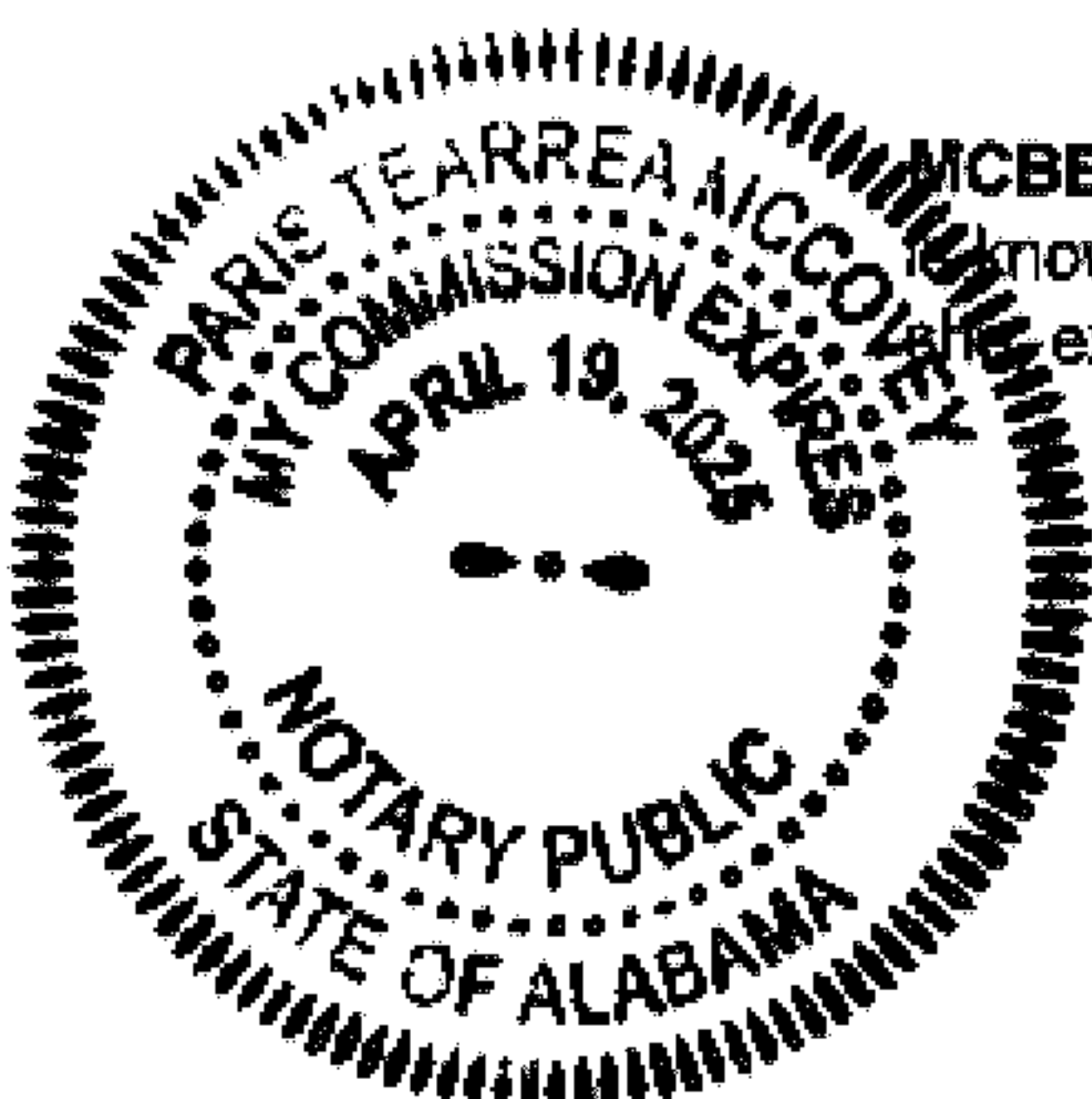
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of JUNE, 2023.

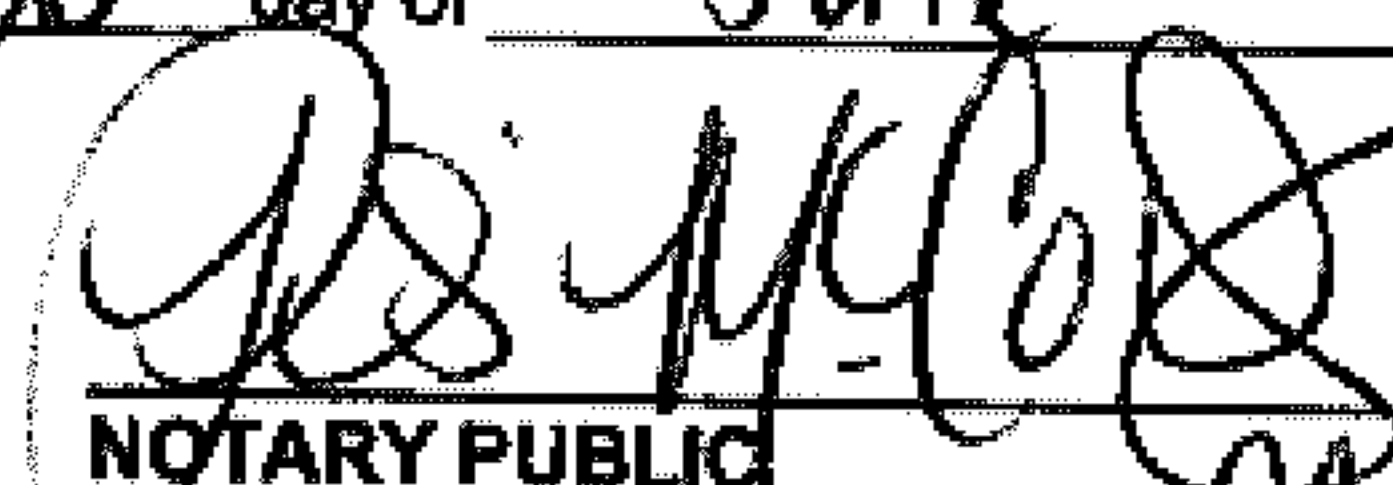

 (SEAL)
TERESA MCBETH-SMITH

STATE OF Alabama
 COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **TERESA MCBETH-SMITH, AN UNMARRIED WOMAN**, whose name is signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of JUNE, 2023.




 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 04-19-2025

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name TERESAMCBETHSMITH
 Mailing Address 1005 BRIDGEWATER PARK DRIVE
HOOVER, ALABAMA 35244

Grantee's Name MONICA N. AND JASON J. JOHNSON
 Mailing Address 51504 TAOS STREET
UNIT 1
FORT BRAGG, TEXAS 76544

Property Address 1005 BRIDGEWATER PARK DRIVE
HOOVER, ALABAMA 35244

Date of Sale JUNE 21 2023
 Total Purchase Price \$ 488,900.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/03/2023 08:14:13 AM
 \$90.00 JOANN
 20230703000196610

or
 Actual Value \$

or
 Assessor's Market Value \$

Use price or actual value claimed Allen S. Byrd can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other DEED
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/21/2023

Print ROMMIE G. WHEELER, JR - CLOSING ATTORNEY

☐ Unattested
 (verified by)

Sign Rommie G. Wheeler, Jr.
 (Grantor/Grantee/Owner/Agent) circle one