

SEND TAX NOTICE TO:

Margaret Johnston and Andrew Johnston

3301 Birdsong way
Birmingham AL 35292

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 **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Allison Lane Lawyer and David Lawyer, a married couple**, whose address is 6226 Eagle Point Circle, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Margaret Johnston and Andrew Johnston**, whose address is 3301 Birdsong way Birmingham AL 35292, (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 **Margaret Johnston and Andrew Johnston, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **3301 Birdsong Way, Birmingham, AL 35242** to-wit:

Lot 61, according to the Survey of Sunny Meadows, as recorded in Map Book 9, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

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 \$130,000.00 executed and recorded simultaneously herewith.


Andrew Johnston is one and the same person as Andrew G. Johnston.


Allison Lane Lawyer is one and the same person as Allison Lane.

Margaret Johnston is one and the same person as Margaret W. Johnston

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 21st day of December, 2023.

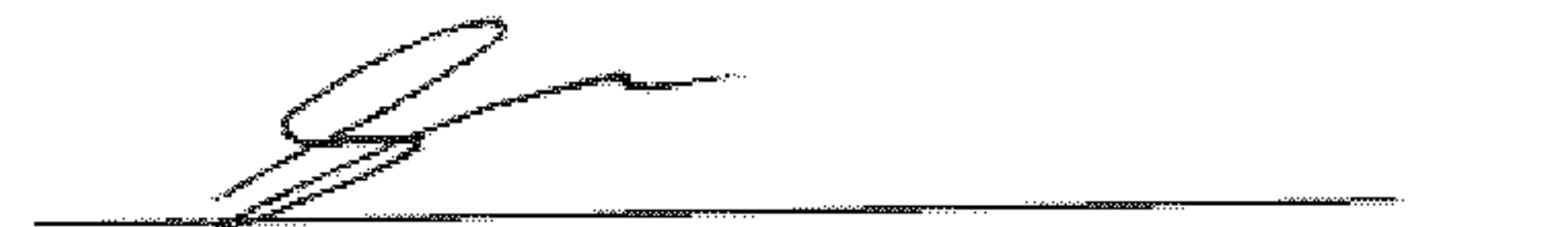

Allison Lane Lawyer

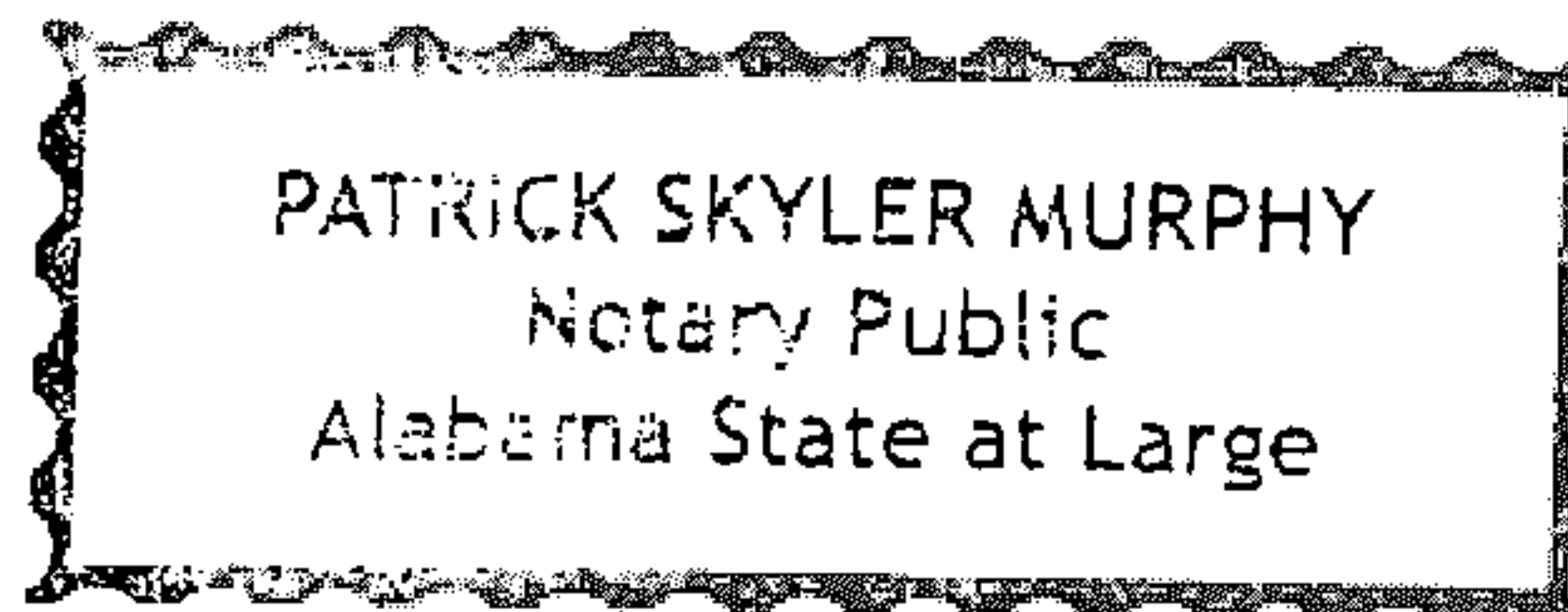

David Lawyer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Allison Lane Lawyer and David Lawyer whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 2023.


Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/27/2023 01:08:59 PM
\$298.00 BRITTANI
20231227000370470

