

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Barbara Simon and Regina Cates
1766 Portobello Road
Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **THREE HUNDRED FORTY THOUSAND AND NO/100 (\$340,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **ROBERT A. JOHNSON and KATHERINE MCKENZIE JOHNSON (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS KATHERINE MCKENZIE)**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **BARBARA SIMON and REGINA CATES**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Unit 66, Building 17, Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Inst. No. 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20070508000215560, 2nd Amendment to the Declaration of Edenton as recorded in Inst. No. 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080411000148760, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080514000196360, 10th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080814000326660, 11th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20081222000184480, 12th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090107000004030, 13th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090415000138180, 14th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090722000282160 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, Page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4 and the 2nd

Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, 3rd
 Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th
 Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any
 future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as
 recorded in Inst. No. 20070425000639250, in the Office of the Judge of Probate of Shelby County,
 Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners
 Association, Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common
 Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D." Together
 with rights in and to that certain non-exclusive roadway easement as set out in Inst. No.
 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2024 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

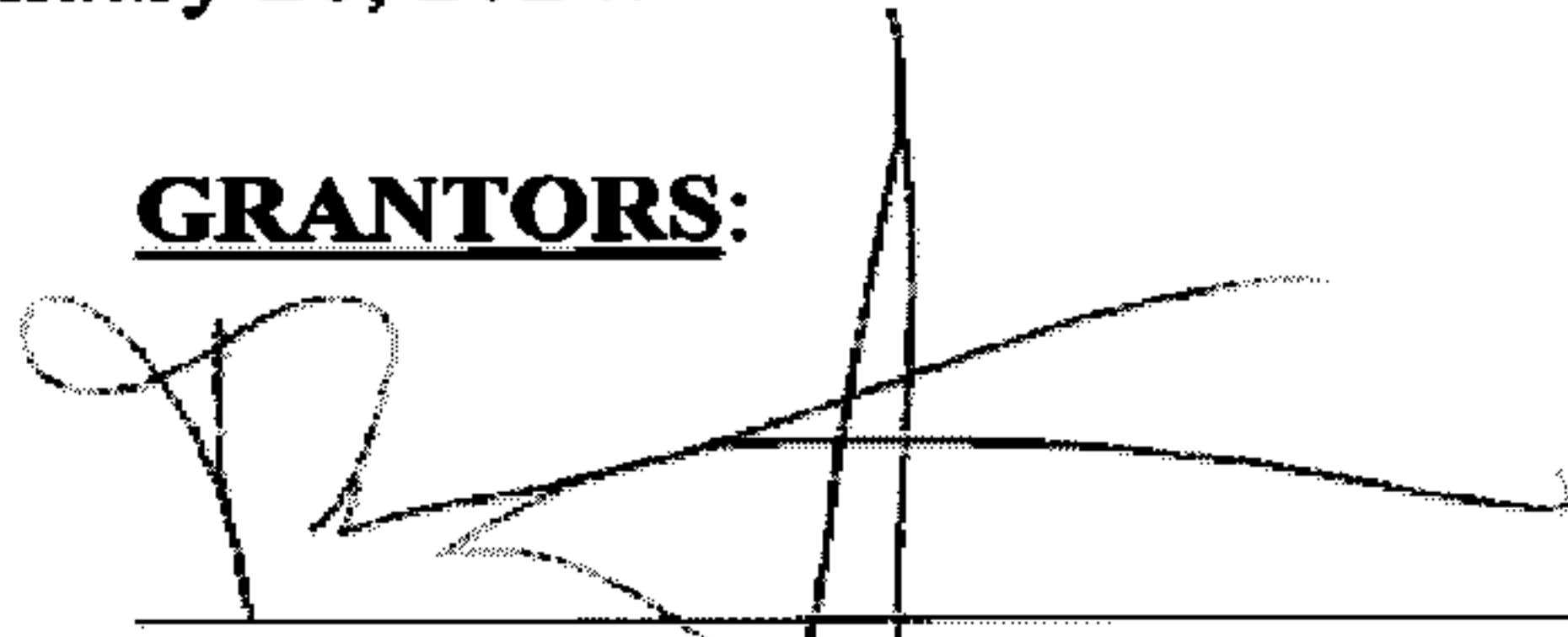
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.


KATHERINE MCKENZIE JOHNSON IS ONE AND THE SAME PERSON AS KATHERINE MCKENZIE AS GRANTEE IN THAT CERTAIN WARRANTY DEED FILED OF RECORD IN INSTRUMENT NO. 20180702000234290.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 26, 2024.

GRANTORS:



Robert A. Johnson



Katherine McKenzie Johnson (who is one and the same person formerly known as Katherine McKenzie)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Robert A. Johnson and Katherine McKenzie Johnson (who is one and the same person formerly known as Katherine McKenzie), whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Robert A. Johnson and Katherine McKenzie Johnson (who is one and the same person formerly known as Katherine McKenzie) each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 26, 2024.



C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 2027





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/01/2024 08:40:38 AM
 \$371.00 JOANN
 20240201000025580

Allen S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Robert A. Johnson</u>	Grantee's Name	<u>Barbara Simon</u>
Mailing Address	<u>Katherine McKenzie Johnson</u> <u>1766 Portobello Road</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>Regina Cates</u> <u>1766 Portobello Road</u> <u>Birmingham, AL 35242</u>
Property Address	<u>1766 Portobello Road</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>1/26/24</u>
		Total Purchase Price	<u>\$ 340,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 1/26/24

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1