

SEND TAX NOTICE TO:

Richard Terry Ponder and Connie R. Ponder
1096 Danberry Lane
Birmingham, AL 35242

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 **EIGHT HUNDRED FORTY THOUSAND AND 00/100 (\$840,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Linda Johnston Thompson and Laura Johnston Etheredge, Successor Trustees of Furnie W. Johnston Revocable Family Trust Agreement of 2023 dated July 12, 2023**, whose address is 4976 Heather Point, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Richard Terry Ponder and Connie R. Ponder**, whose address is 1096 Danberry Lane, Birmingham, AL 35242, (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 **Richard Terry Ponder and Connie R. Ponder**, the following described real estate situated in Shelby County, Alabama, the address of which is **1096 Danberry Lane, Birmingham, AL 35242 to-wit:**

Parcel I:

Lot 8, according to the Final Plat of The Cottages of Danberry, as recorded in Map Book 40, Pages 122A and 122B in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

Lot 8, according to the Survey of 2nd Amended Plat of Amended Plat of the Brae Sector of Greystone Farms, as recorded in Map Book 19, Page 141, 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 \$830,000.00 executed and recorded simultaneously herewith.

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 31st day of January, 2024.

Furnie W. Johnston Revocable Family Trust Agreement of 2023 dated July 12, 2023

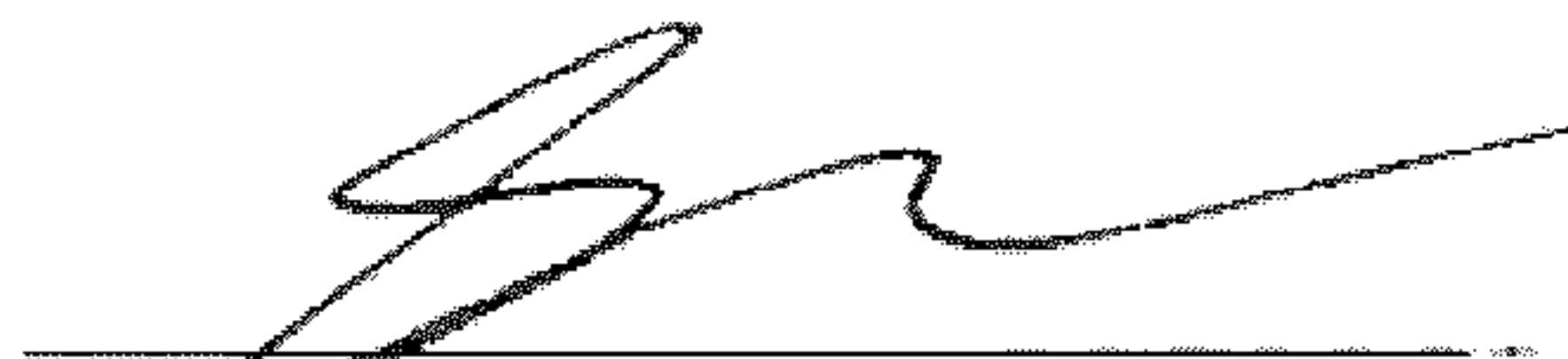
By: 
Linda Johnston Thompson, Successor Trustee

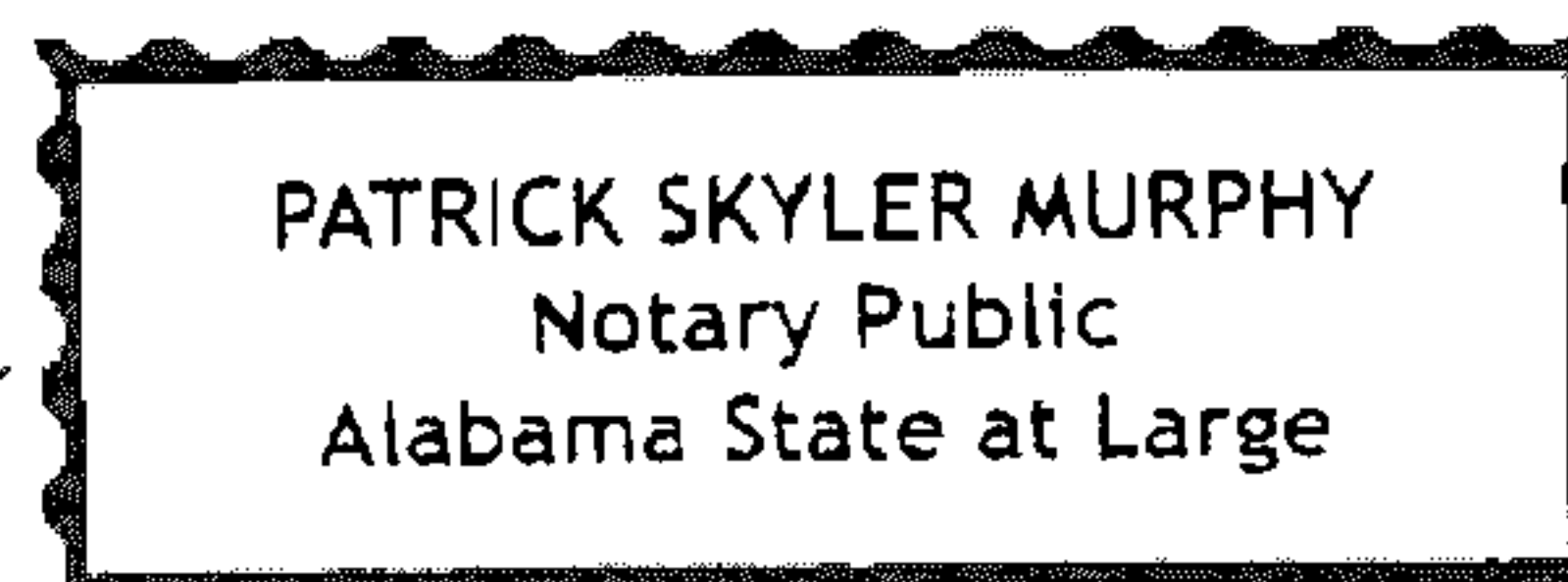
By: 
Laura Johnston Etheredge, Successor Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Linda Johnston Thompson and Laura Johnston Etheredge, Successor Trustees of Furnie W. Johnston Revocable Family Trust Agreement of 2023 dated July 12, 2023 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, in his/her capacity executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2024.


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
02/01/2024 08:45:53 AM
\$36.00 JOANN
20240201000025610