

**SEND TAX NOTICE TO:**  
Shandi Morgan and William Morgan  
26 Overhill Road  
Montevallo, AL 35115

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 FORTY SEVEN THOUSAND AND 00/100 (\$447,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James David Johnsey and Susan Kelley Johnsey, husband and wife**, whose address is 15283 Morris Drive Coden AL 36523 (hereinafter "Grantor", whether one or more), by **Shandi Morgan and William Morgan**, whose address is 26 Overhill Road Montevallo AL 35115 (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 **Shandi Morgan and William Morgan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 26 Overhill Road, Montevallo, AL 35115 to-wit:**

**A PARCEL OF LAND LYING PARTLY IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION AND RUN SOUTHWESTERLY FOR A DISTANCE OF 486.66 FEET TO AN IRON PIN SET, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG LAST COURSE FOR A DISTANCE OF 380.35 FEET TO A CONCRETE MONUMENT FOUND; THENCE DEFLECT AN ANGLE RIGHT OF 91°49'00" AND RUN NORTH FOR A DISTANCE OF 496.42 FEET TO A CONCRETE MONUMENT FOUND; SAID POINT LYING ON THE SOUTHERN RIGHT OF WAY OF OVERHILL ROAD AND HAVING A 60.00 RIGHT OF WAY; THENCE DEFLECT AN ANGLE OF 131°07'05" AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 46.91 FEET TO AN IRON PIN; THENCE DEFLECT AN ANGLE LEFT OF 15°48'36" AND RUN SOUTHEASTERLY FOR A CHORD DISTANCE OF 381.12 FEET THROUGH A CURVE WITH A RADIUS OF 668.91 AND A ARC DISTANCE OF 386.96 TO AN IRON PIN SET; THENCE DEFLECT AN ANGLE RIGHT OF 64°38'16" AND LEAVING SAID RIGHT OF WAY RUN SOUTH FOR A DISTANCE OF 290.59 FEET TO THE POINT OF BEGINNING.**

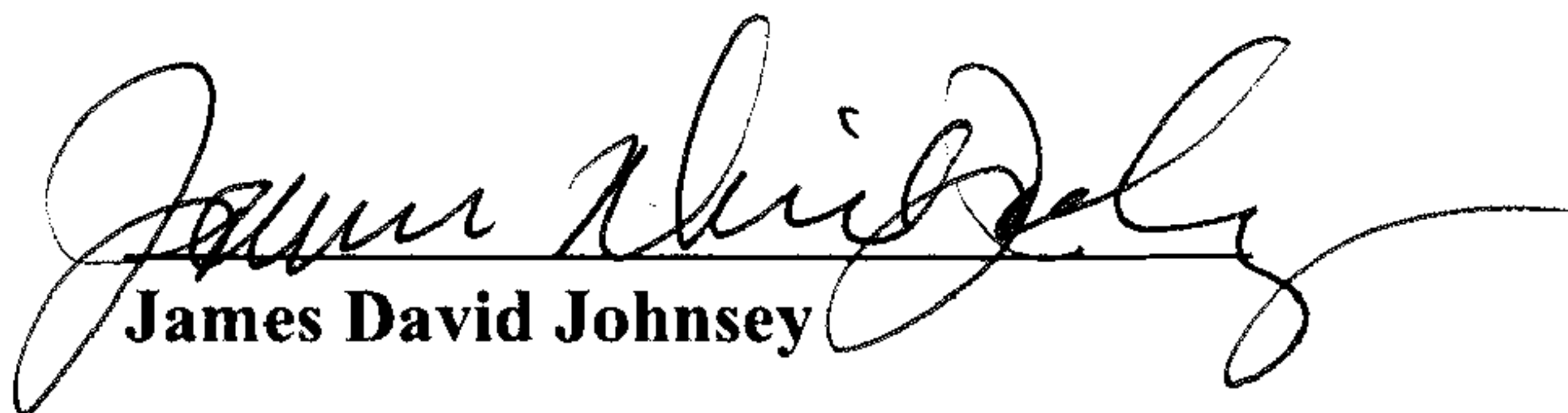
**Source of Title: Warranty Deed from Lance McCoy and Samm C. Bartee to James David Johnsey and Susan Kelley Johnsey dated September 30, 2015 and recorded October 8, 2015 as document 2015008000353570 in the Office of the Judge of Probate of Shelby County.**

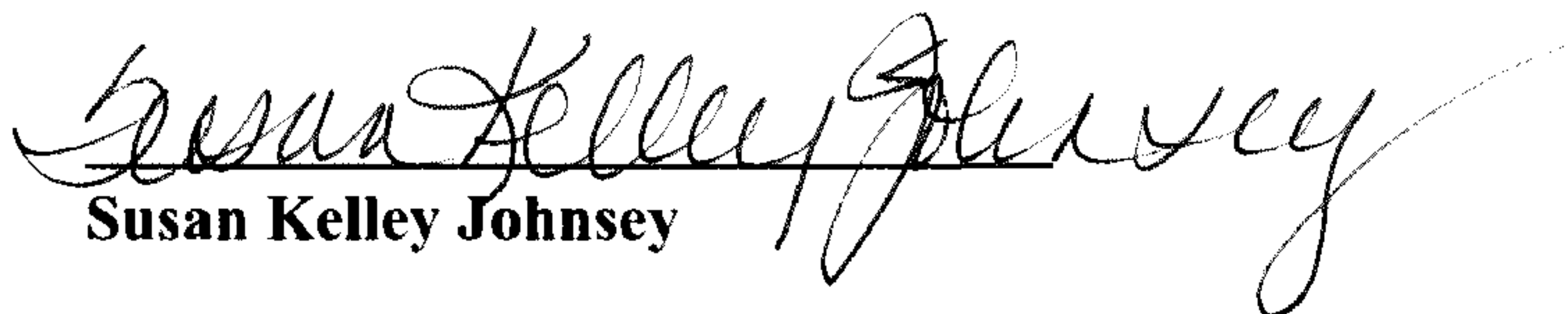
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$424,650.00 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 7th day of June, 2024.

  
James David Johnsey

  
Susan Kelley Johnsey

STATE OF ALABAMA  
COUNTY OF SHELBY

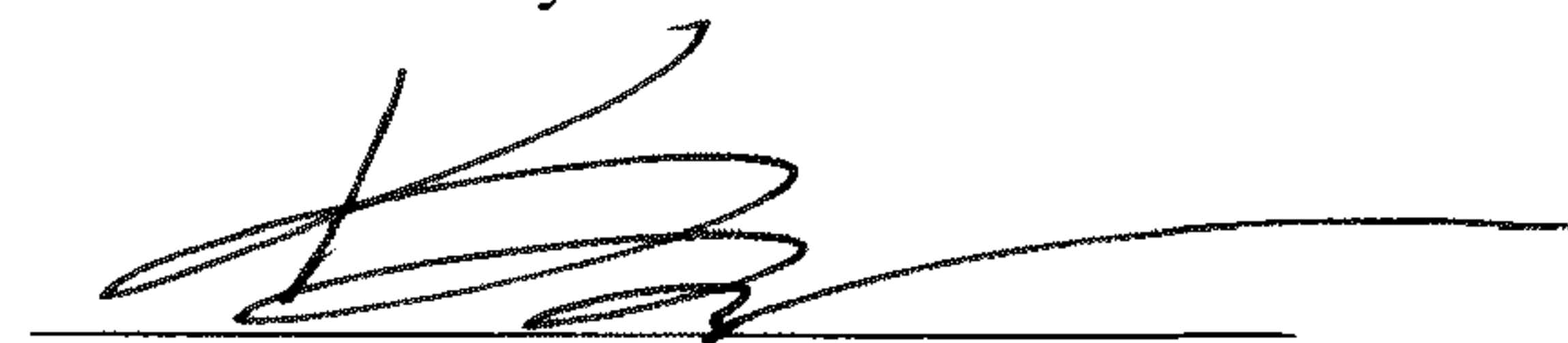


Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/10/2024 10:36:34 AM  
\$47.50 PAYGE  
20240610000171240

*Allen S. Bayl*

I, the undersigned Notary Public in and for said County and State, hereby certify that James David Johnsey and Susan Kelley Johnsey whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2024.

  
Notary Public : *Kenneth B. St. John*  
My Commission Expires: *10/13/2026*

