

SEND TAX NOTICE TO:

Oscar M. Mojica and Guadalupe E. Mojica, as Trustees
of the Mojica Family 2016 Trust
5537 Colony Lane
Hoover, AL. 35226

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 **ONE HUNDRED NINETY THREE THOUSAND AND 00/100 (\$193,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ken M. Johnson, an unmarried man**, whose address is 283 East Producer Drive, Meridian, ID 83646 (hereinafter "Grantor", whether one or more), by **Oscar M. Mojica and Guadalupe E. Mojica, as Trustees of the Mojica Family 2016 Trust**, whose address is 5537 Colony Lane Hoover AL. 35226 (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 **Oscar M. Mojica and Guadalupe E. Mojica, as Trustees of the Mojica Family 2016 Trust**, the following described real estate situated in Shelby County, Alabama, **the address of which is 109 Marigold Drive, Alabaster, AL 35007 to-wit:**

Lot 76, according to the Survey of Grande View Garden & Townhomes, First Addition as recorded in Map Book 26, Page 16 in the Probate Office of Shelby County, Alabama.

Ken M. Johnson is the surviving grantee of that certain deed recorded in Instrument# 20180710000243870 with the Judge of Probate Shelby County, Alabama; the other grantee, Tammy S. Johnson, having died on or about the 23rd day of July 2024.

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 \$0.00 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 5 day of September, 2024

Ken M. Johnson
Ken M. Johnson

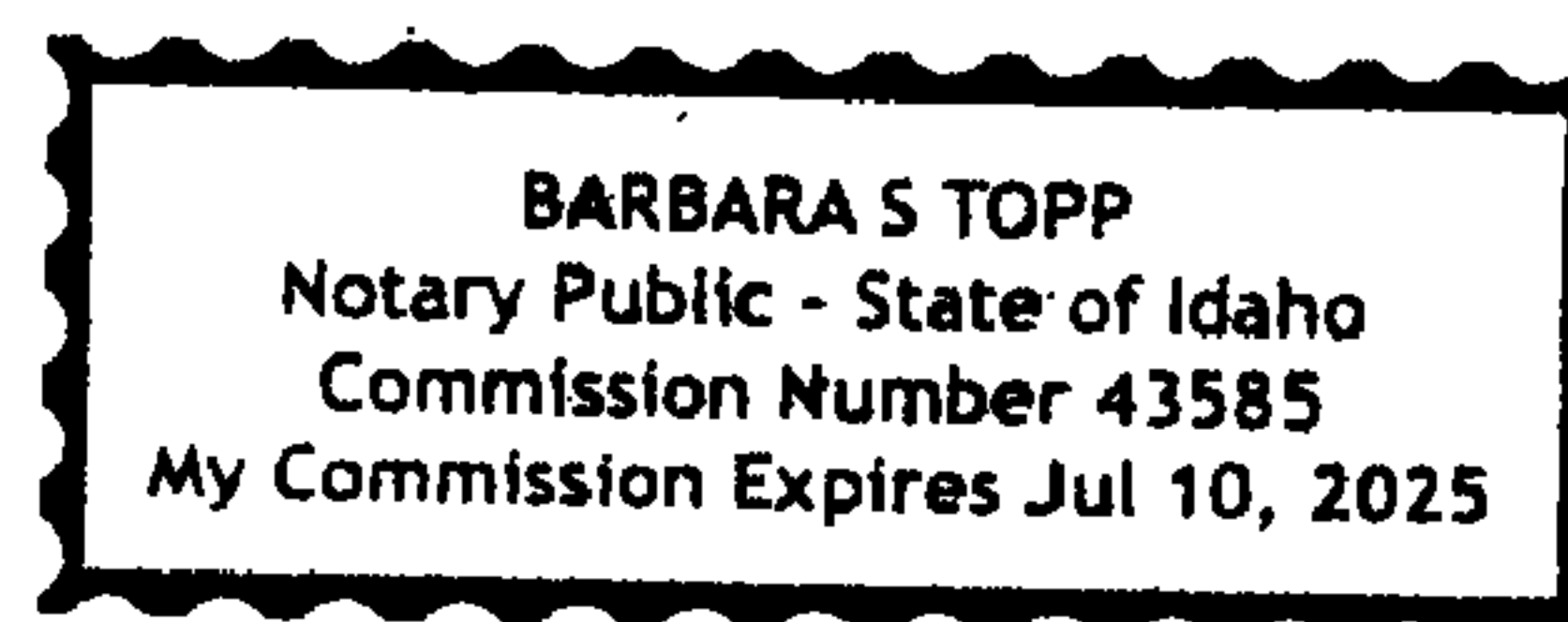
STATE OF IDAHO

COUNTY OF Ada

I, the undersigned Notary Public in and for said County and State, hereby certify that Ken M. Johnson whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2024.

Barbara S. Topp
Notary Public
My Commission Expires: 7/10/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2024 02:59:45 PM
\$219.00 JOANN
20240906000278320

Allie S. Bayl