

**INSTRUMENT PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE.**

This instrument was prepared by  
**Sandy F. Johnson**  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Jerry Wayne Johnson  
(Address) 3645 Highway 22  
Montevallo, Alabama 35115

\*\*\*MINIMUM VALUE: \$50,000.00\*\*\*

## Warranty Deed

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JERRY WAYNE JOHNSON, a married man, SUSAN MARIE GENRY, a married woman, and JUDY DIANE PICKETT, a married woman, being the only heirs-at-law and next-of-kin of DEWEY JOHNSON, JR. and MARIE JOHNSON** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JERRY WAYNE JOHNSON** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:**

That part of the Dewey Johnson tract lying in the SE 1/4 of the NW 1/4 of Section 5, Township 22, South, Range 3 West as follows: Beginning at the Northwest corner of said tract and run East a distance of 178 feet, thence South a distance of 228 feet, thence West a distance of 178 feet, thence North a distance of 228 feet to point of beginning.

AND

That part of the East half of the Northwest quarter (NW ¼) of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and deeded to Dewey Johnson August 31<sup>st</sup> 1939 by the Little Gem Coal Company, described as follows: Begin at the Northwest corner of said Plot of land and run East a distance of 178 feet along the North line of said Plot, thence run South a distance of 48 feet, thence run West a distance of 178 feet to a road fronting said plot, thence run North along the East side of said road a distance of 48 feet to point of beginning.

**Further identified as Parcel ID #27-3-05-0-001-032.000**

**Mineral and mining rights excepted.**

**Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**

**Subject to ad valorem taxes for the current year.**

**REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS RELATING TO DEWEY JOHNSON, JR. and MARIE JOHNSON, HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HERewith.**

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "B", SAME OF WHICH IS FULLY INCORPORATED HERewith.

GRANTORS HEREIN ARE ALL OF THE HEIRS OF DEWEY JOHNSON, JR. AND MARIED JOHNSON WHO ACQUIRED TITLE BY DEED RECORDED IN Book 228, Page 134, SHELBY COUNTY, ALABAMA PROBATE OFFICE.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSITUTE THE HOMESTEAD OF ANY GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

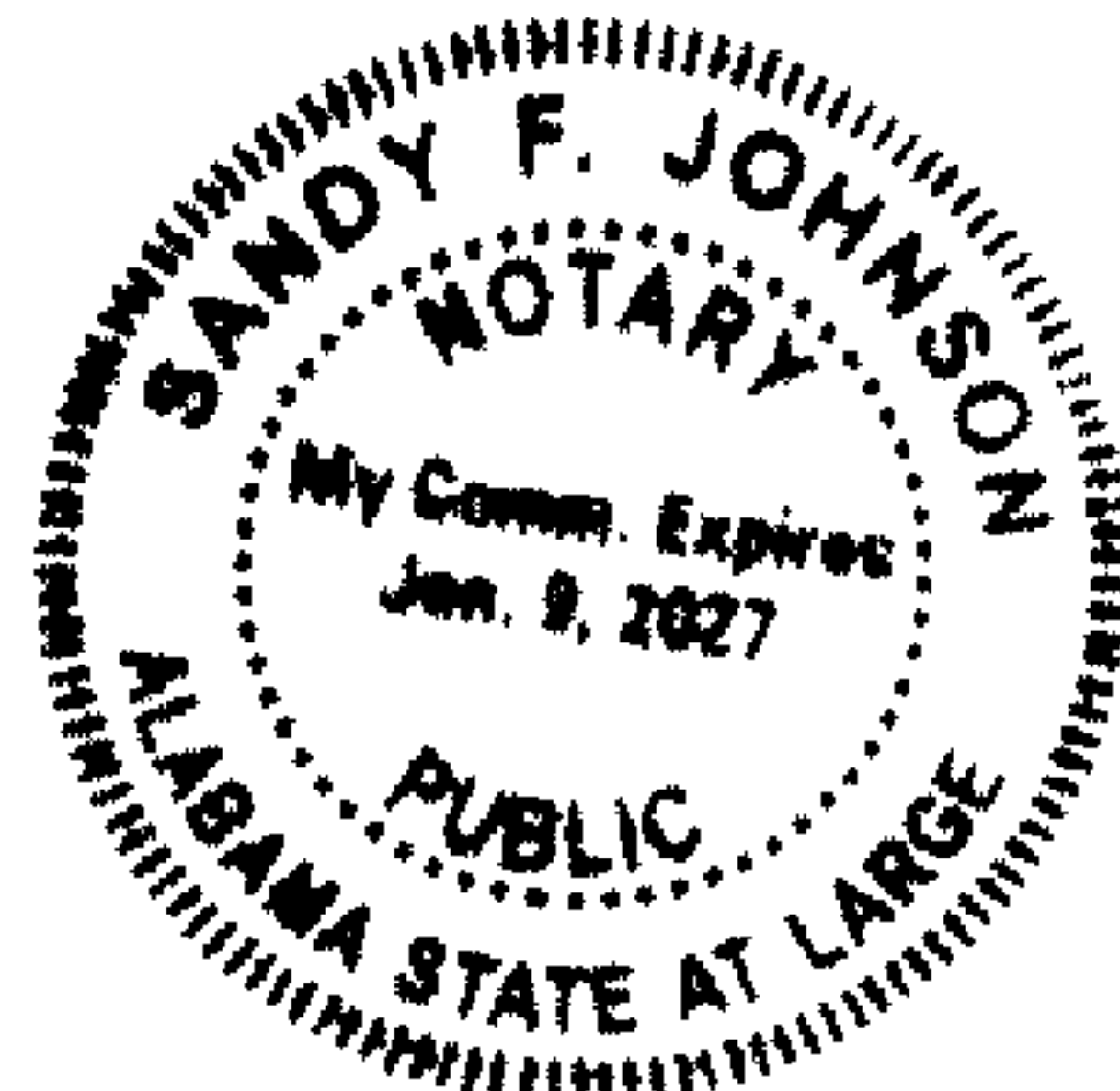
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 27<sup>th</sup> day of August, 2024.

Jerry Wayne Johnson  
Jerry Wayne Johnson

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Wayne 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 on the day same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of August, 2024.



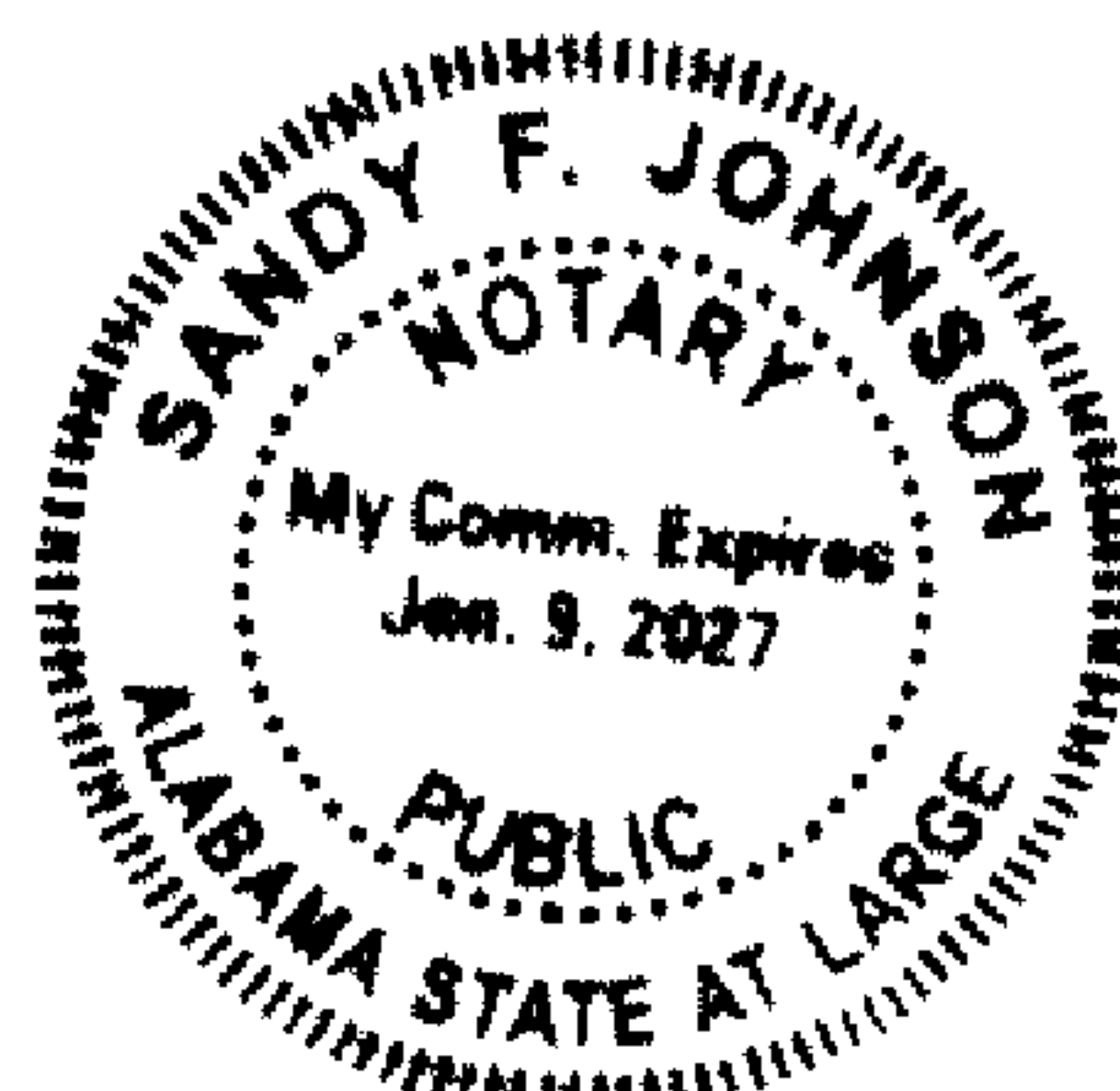
[Signature]  
Notary Public  
My commission expires: 1/9/2027

Susan M. Genry  
Susan Marie Genry

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Marie Genry, 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, she executed the same on the day same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of August, 2024.



[Signature]  
Notary Public  
My commission expires: 1/9/2027

Judy Diane Pickett  
Judy Diane Pickett

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Diane Pickett, 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 on the day same bears date.

Given under my hand and official seal this 29th day of August, 2024.

Sandy F. Johnson  
Notary Public  
My commission expires: 1/9/2027

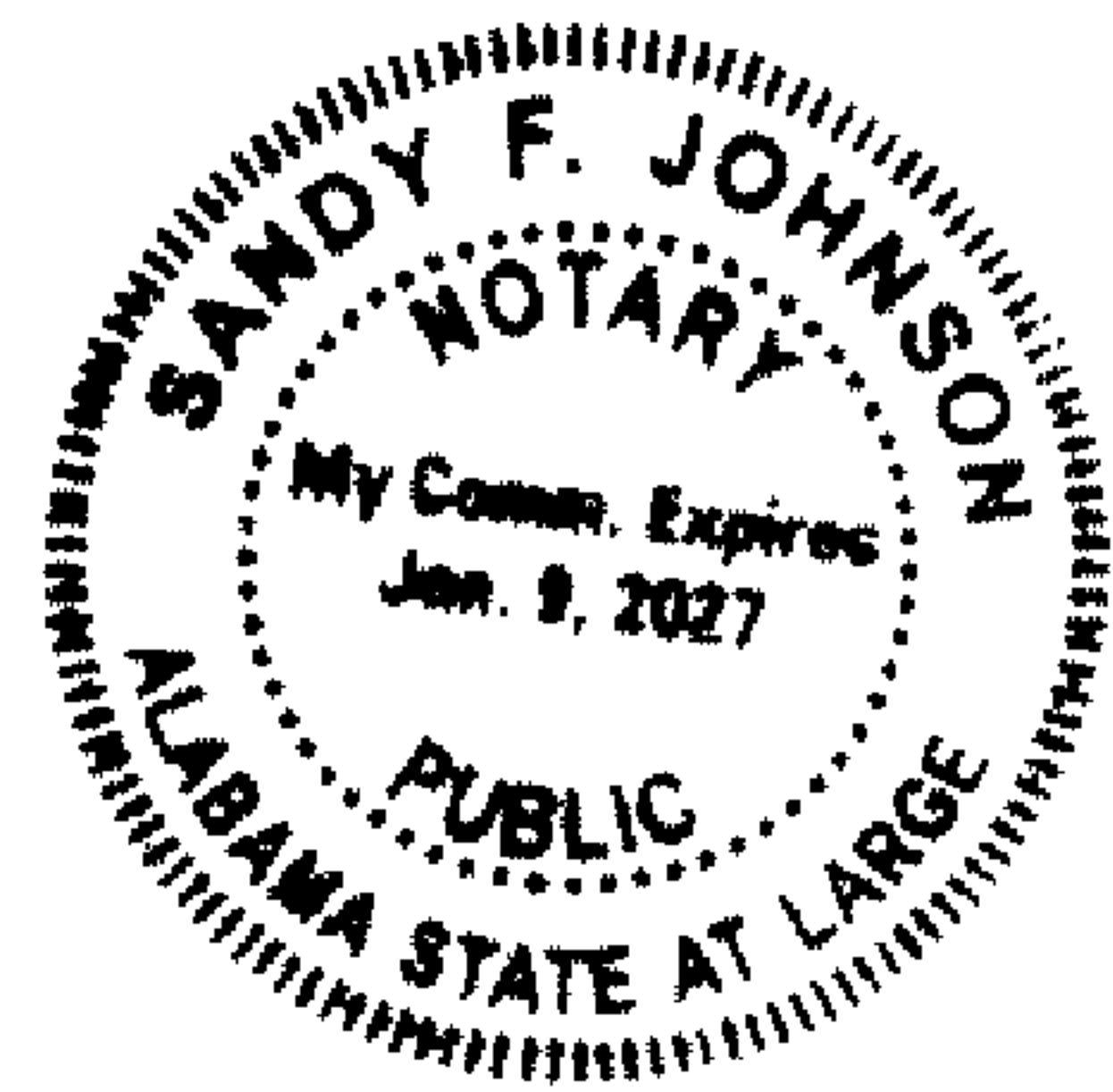




EXHIBIT "A"

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**DISINTERESTED PARTY AFFIDAVIT**

COME NOW, **BARRY K. JOHNSON**, and **JANET L. JOHNSON** as "Affiants"  
herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiant, **BARRY K. JOHNSON** hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 60 years, competent to execute this Affidavit, and his/her current address is 8700 Highway 10, Montevallo, Alabama 35115. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Dewey Johnson, Jr. and/or Marie Johnson.
2. Affiant, **JANET L. JOHNSON** hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 60 years, competent to execute this Affidavit, and his/her current address is 8700 Highway 10, Montevallo, Alabama 35115. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Dewey Johnson, Jr. and Marie Johnson.
3. Said Affiants hereby state that they are personally familiar with the family history of Dewey Johnson, Jr. and Marie Johnson, and hereby acknowledge and confirm that Dewey Johnson, Jr. died on May 23, 2013, and Marie Johnson, died on June 5, 2021.
4. Dewey Johnson, Jr. and Marie Johnson were the owners of certain real property located in Shelby County, Alabama, which is more particularly described as follows:

That part of the Dewey Johnson tract lying in the SE 1/4 of the NW 1/4 of Section 5, Township 22, South, Range 3 West as follows: Beginning at the Northwest corner of said tract and run East a distance of 178 feet, thence South a distance of 228 feet, thence West a distance of 178 feet, thence North a distance of 228 feet to point of beginning.

AND

That part of the East half of the Northwest quarter (NW 1/4) of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and deeded to Dewey Johnson August 31<sup>st</sup> 1939 by the Little Gem Coal Company, described as follows: Begin at the Northwest corner of said Plot of land and run East a distance of 178 feet along the North line of said Plot, thence run South a distance of 48 feet, thence run West a distance of 178 feet to a road fronting said plot, thence run North along the East side of said road a distance of 48 feet to point of beginning.

Further identified as Parcel ID #27-3-05-0-001-032.000

5. Dewey Johnson, Jr. was married at the time of his decease to Marie Johnson, and was survived by three children, Jerry Wayne Johnson, Susan Marie Genry and Judy Diane Pickett. Said spouse and children were the only next-of-kin and heirs-at-law of Dewey Johnson, Jr. At the time of death of Dewey Johnson, Jr., Marie Johnson, Jerry

Wayne Johnson, Susan Marie Genry and Judy Diane Pickett were over the age of nineteen (19) years, and, to the knowledge of the Affiants, of sound mind.

6. Marie Johnson was unmarried at the time of her decease, and was survived by three children, Jerry Wayne Johnson, Susan Marie Genry and Judy Diane Pickett. Said children were the only next-of-kin and heirs-at-law of Marie Johnson. At the time of death of Marie Johnson, Jerry Wayne Johnson, Susan Marie Genry and Judy Diane Pickett were over the age of nineteen (19) years, and, to the knowledge of the Affiants, of sound mind.
7. Affiants are not aware of any persons or entities who have claim to the real property of which Dewey Johnson, Jr. and Marie Johnson died seized, other than as designated above.

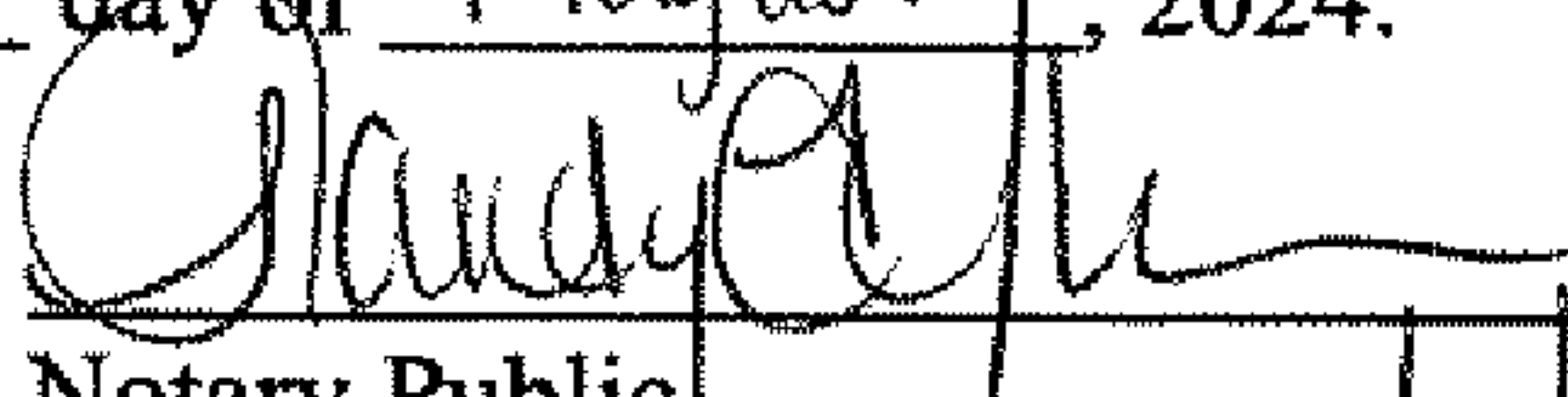
FURTHERMORE, the Affiants saith naught.

  
BARRY K. JOHNSON, Affiant

STATE OF ALABAMA )  
COUNTY OF Shelby )

Sworn to and subscribed before me this 27th day of August, 2024.

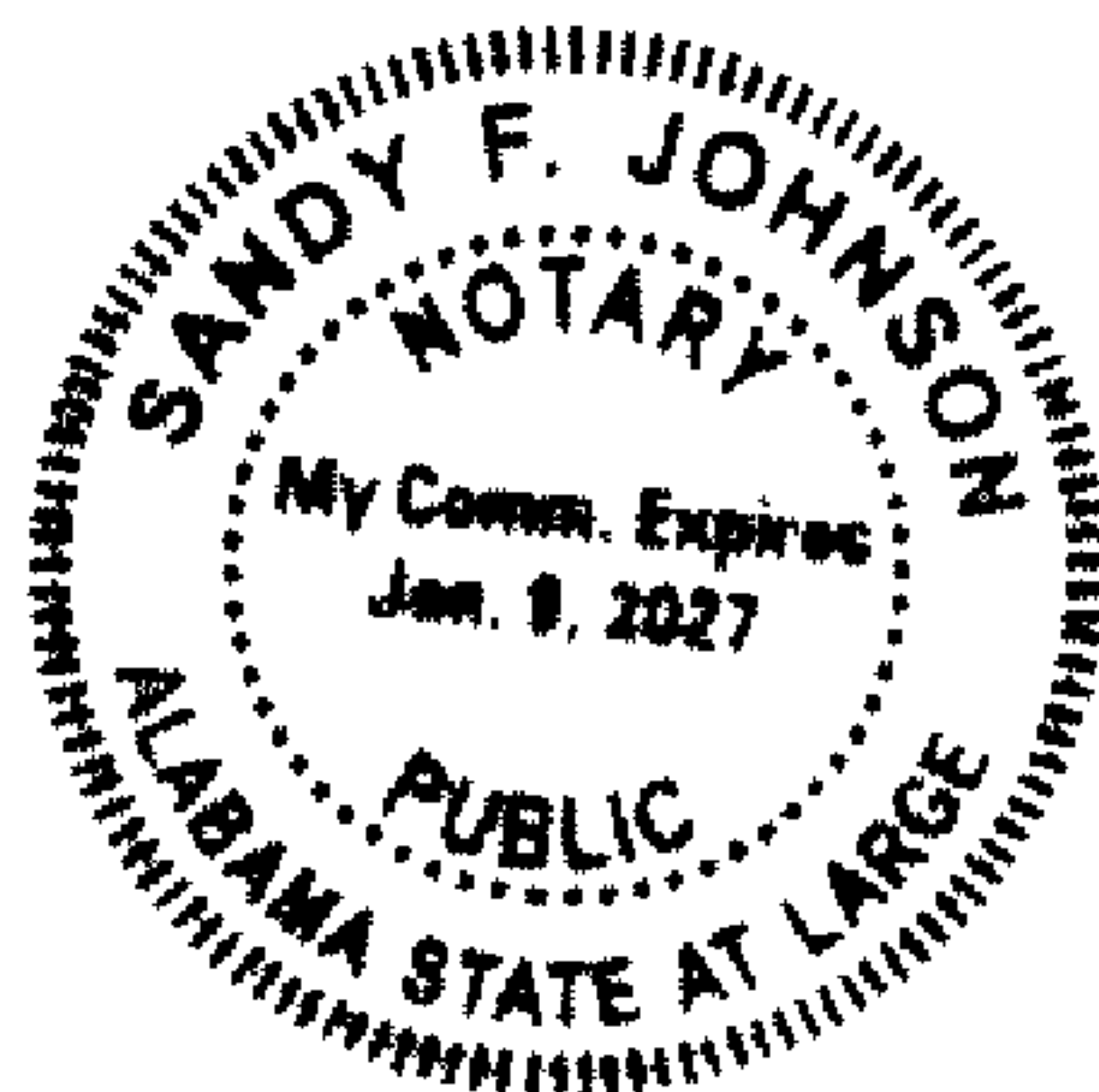



  
Notary Public  
My Commission Expires: 1/9/2027

  
JANET L. JOHNSON, Affiant

STATE OF ALABAMA )  
COUNTY OF Shelby )

Sworn to and subscribed before me this 27th day of August, 2024.



  
Notary Public  
My Commission Expires: 1/9/2027

**EXHIBIT "B"**

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                 )**

**HEIRSHIP AFFIDAVIT**

COME NOW, Jerry Wayne Johnson, Susan Marie, Genry and Judy Diane Pickett, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On November 8, 1963, Dewey Johnson, Jr. and Marie Johnson, pursuant to instrument recorded at Book 228, Page 134, in the Office of the Probate Judge, Shelby County, Alabama, received a conveyance of certain real estate situated in Shelby County, Alabama.

The above referenced real estate is hereinafter described, as follows:

That part of the Dewey Johnson tract lying in the SE 1/4 of the NW 1/4 of Section 5, Township 22, South, Range 3 West as follows: Beginning at the Northwest corner of said tract and run East a distance of 178 feet, thence South a distance of 228 feet, thence West a distance of 178 feet, thence North a distance of 228 feet to point of beginning.

AND

That part of the East half of the Northwest quarter (NW ¼) of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and deeded to Dewey Johnson August 31<sup>st</sup> 1939 by the Little Gem Coal Company, described as follows: Begin at the Northwest corner of said Plot of land and run East a distance of 178 feet along the North line of said Plot, thence run South a distance of 48 feet, thence run West a distance of 178 feet to a road fronting said plot, thence run North along the East side of said road a distance of 48 fee to point of beginning.

Further identified as Parcel ID #27-3-05-0-001-032.000

3. On or about May 23, 2013, Dewey Johnson, Jr. died testate, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Dewey Johnson, Jr., he left the following heirs and next-of-kin to survive him:

Marie Johnson  
Surviving Spouse

Jerry Wayne Johnson  
Surviving Son  
3645 Highway 22  
Montevallo, AL 35115

Susan Marie Genry  
Surviving Daughter  
130 Country Lane  
Montevallo, AL 35115



Judy Diane Pickett  
Surviving Daughter  
474 Highway 22  
Montevallo, AL 35115

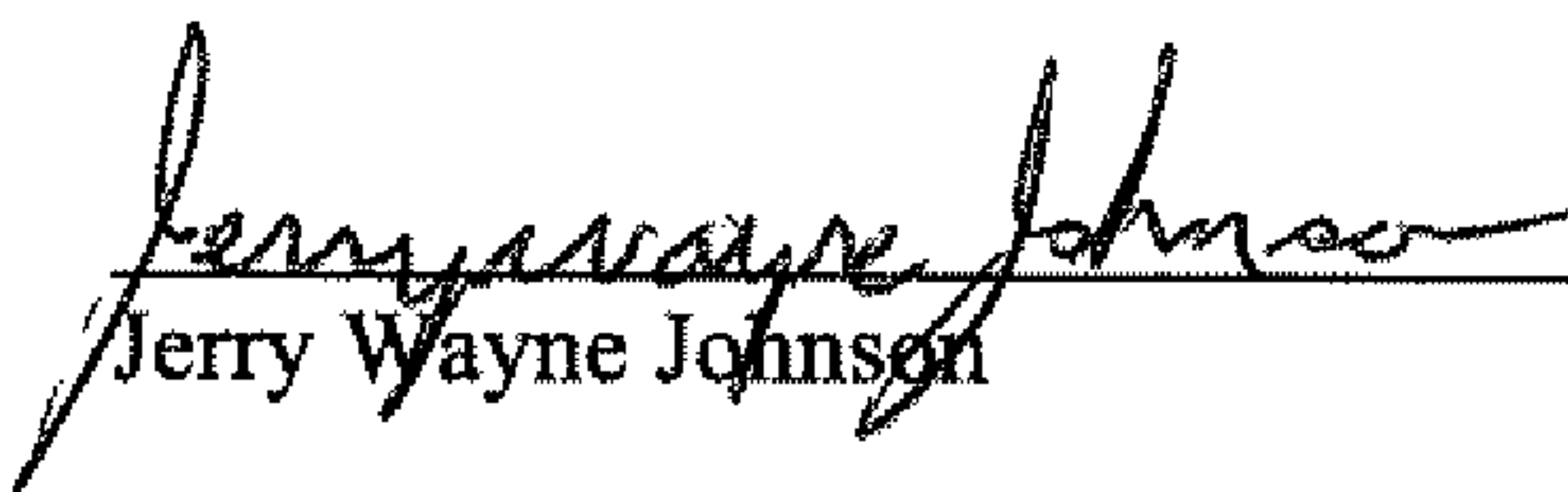
5. All of the above designated survivors, who are the only heirs and next of kin of Dewey Johnson, Jr., are over the age of nineteen (19) years, and of sound mind. Furthermore, Dewey Johnson, Jr. left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Dewey Johnson, Jr. have heretofore been paid and satisfied.
7. On or about June 5, 2021, Marie Johnson died testate, and her estate was never submitted to probate, and no such probate proceedings are anticipated.
8. Upon the date of the decease of Marie Johnson, she left the following heirs and next-of-kin to survive her:

Jerry Wayne Johnson  
Surviving Son  
3645 Highway 22  
Montevallo, AL 35115

Susan Marie Genry  
Surviving Daughter  
130 Country Lane  
Montevallo, AL 35115

Judy Diane Pickett  
Surviving Daughter  
474 Highway 22  
Montevallo, AL 35115

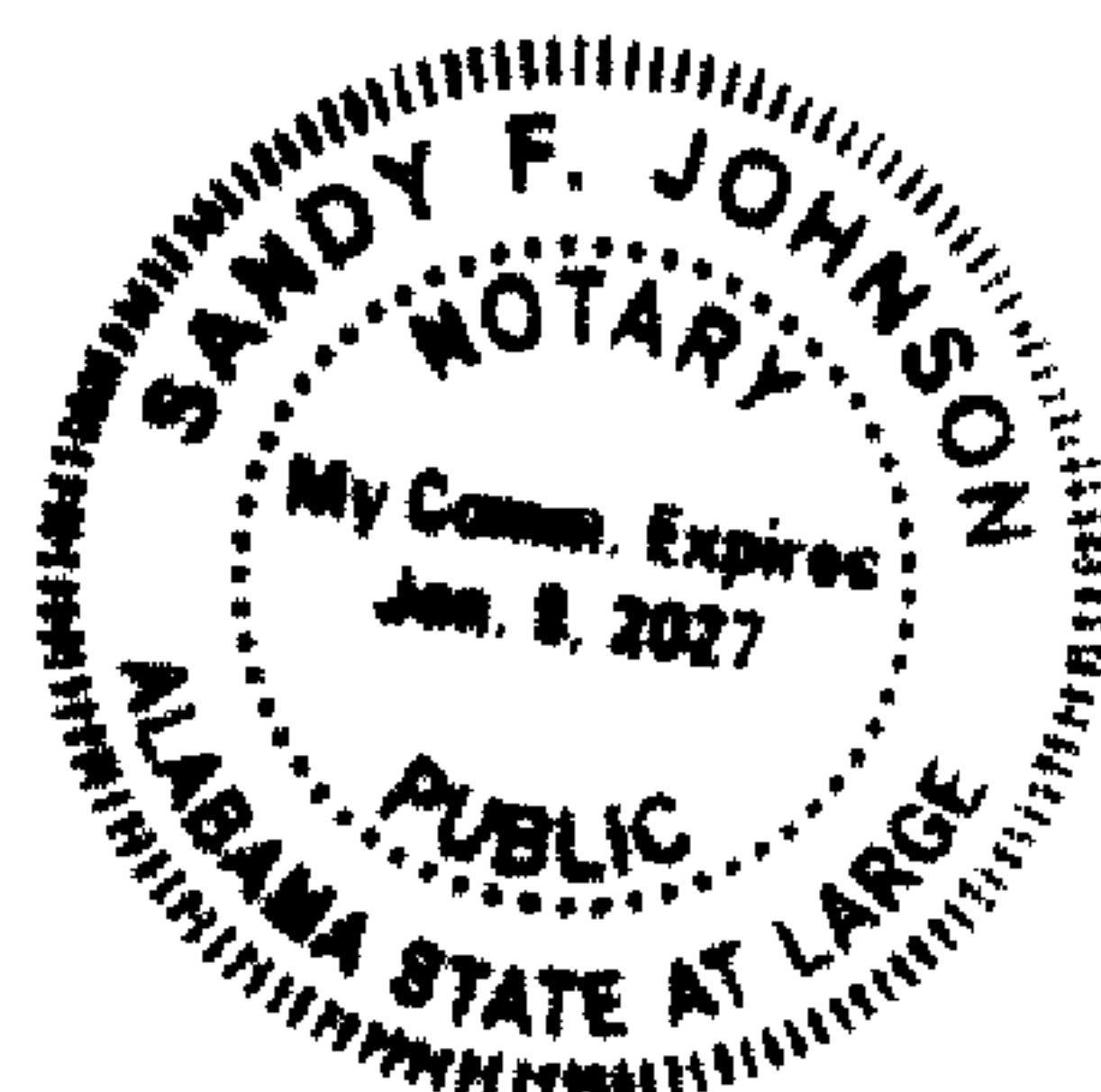
9. All of the above designated survivors, who are the only heirs and next of kin of Marie Johnson, are over the age of nineteen (19) years, and of sound mind. Furthermore, Marie Johnson left to survive her no other natural children, adopted children, or survivors thereof.
10. All debts and charges against the estate of Marie Johnson have heretofore been paid and satisfied.

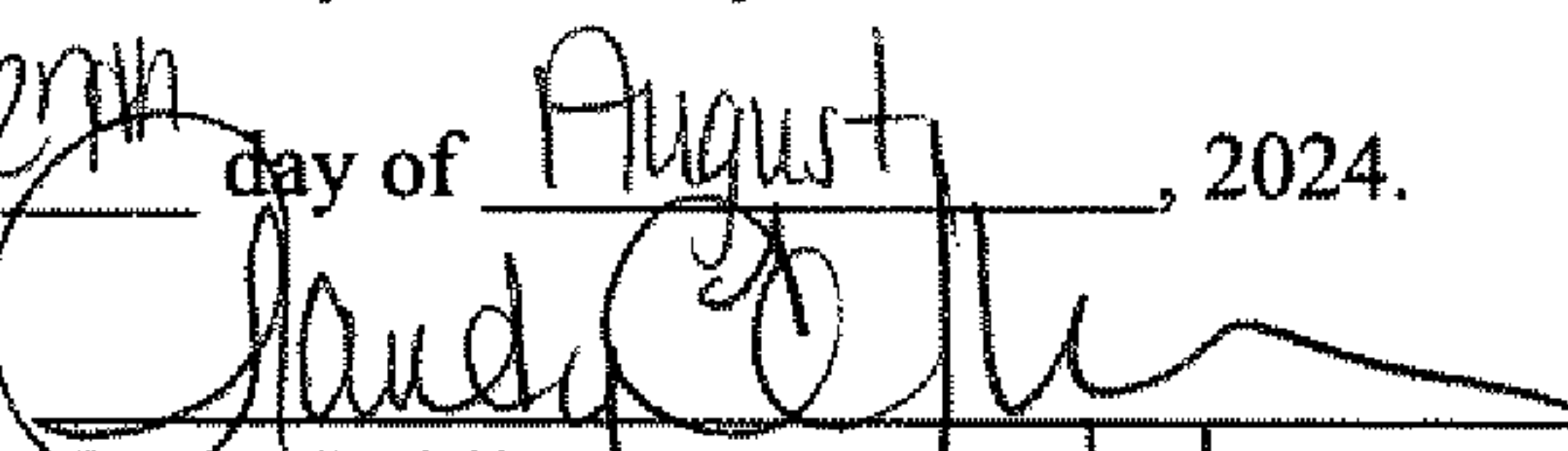
  
Jerry Wayne Johnson

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jerry Wayne Johnson**, whose name is signed to the foregoing Heirship Affidavit, 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 27th day of August, 2024.



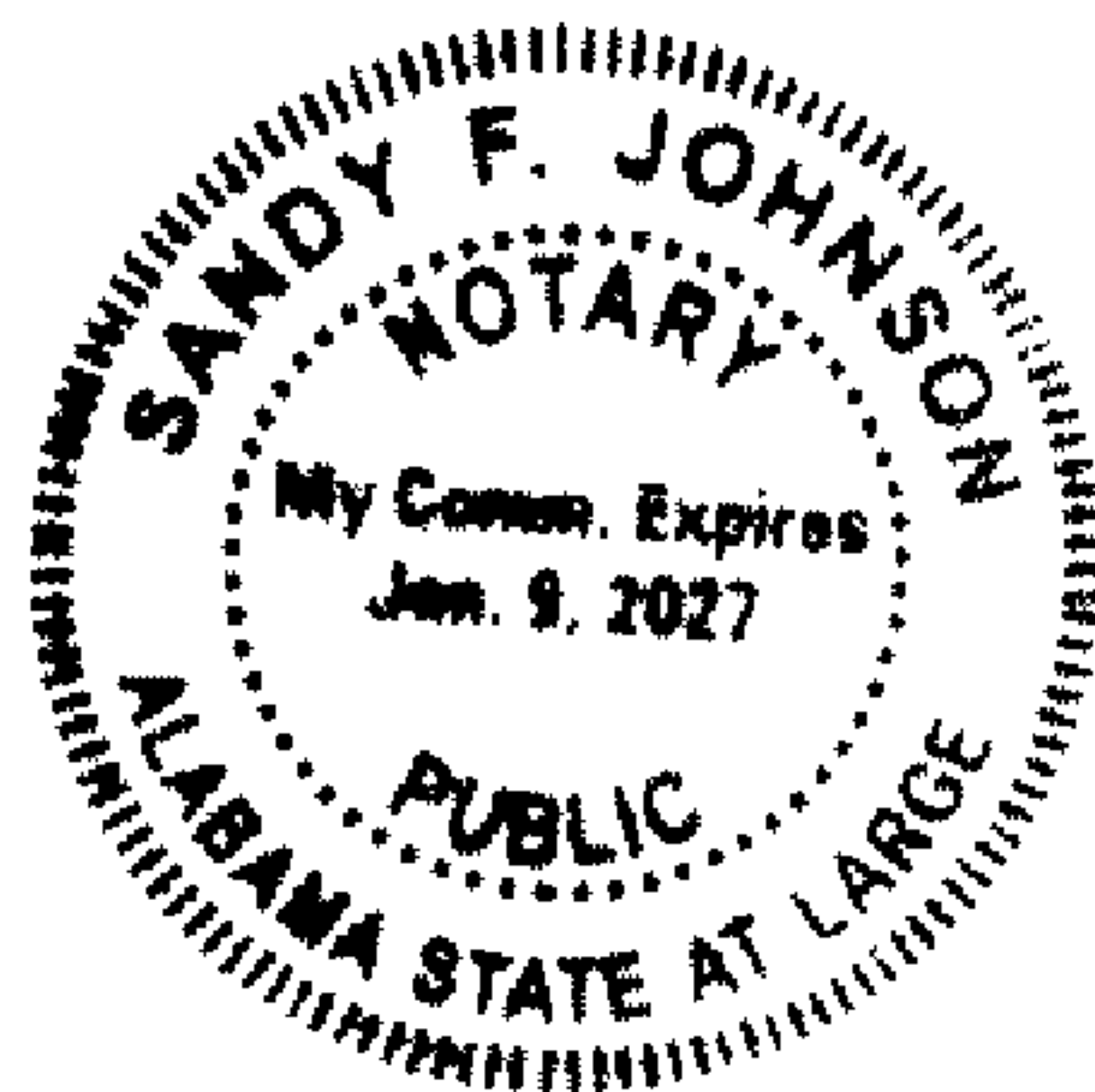
  
Notary Public  
My commission expires: 1/9/2027

Susan M Genry  
Susan Marie Genry

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Susan Marie Genry**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2024.



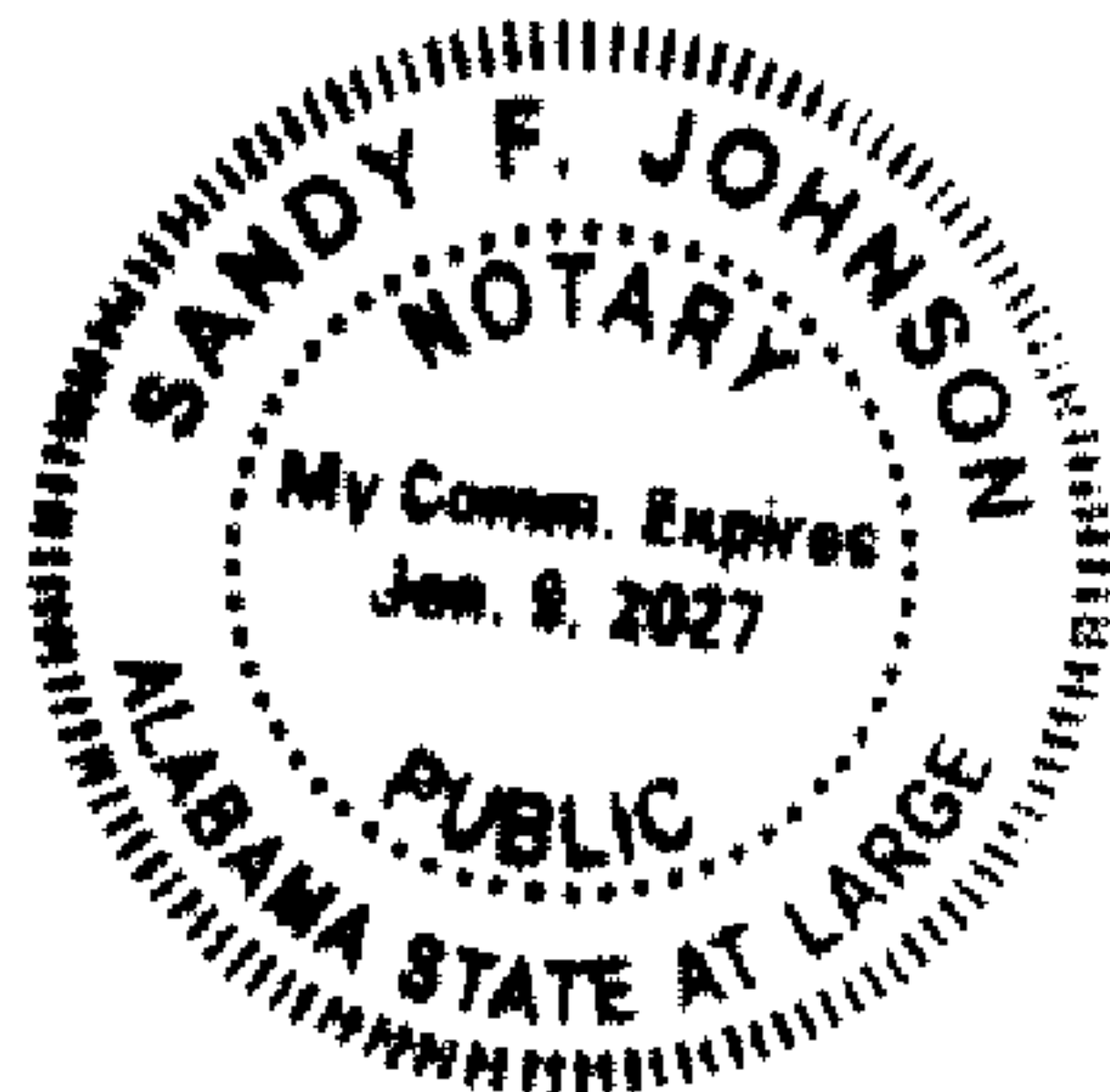
[Signature]  
Notary Public  
My commission expires: 1/9/2027

STATE OF Alabama )  
COUNTY OF Shelby )

Judy Diane Pickett  
Judy Diane Pickett

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Judy Diane Pickett**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2024.



[Signature]  
Notary Public  
My commission expires: 1/9/2027



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jerry Wayne Johnson, et al  
 Mailing Address 3645 Highway 22  
Montevallo, AL 35115

Grantee's Name Jerry Wayne Johnson, et al.  
 Mailing Address 3645 Highway 22  
Montevallo, AL 35115

Property Address 781 Highway 221  
Montevallo, AL 35115

Date of Sale 8/27/2024

Total Purchase Price \$ 50,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Actual Value

☐ 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 8/27/2024

Print Sandy E. Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/10/2024 02:09:02 PM  
 \$99.00 JOANN  
 20240910000281460

Print Form

Form RT-1

*Alvin S. Byrd*

