

Send tax notice to:
Randall Johnson
2305 Mountain Run
Birmingham, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024349

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty-Five Thousand and 00/100 Dollars (\$525,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Joel A Landon and Lily J Landon, Husband and Wife** whose mailing address is: 3496 W. Eden View Dr. South Jordan, UT 84095 (hereinafter referred to as "Grantors") by **Randall Johnson and Courtney Johnson and Finus C Johnson, Jr and Othella R Johnson** whose property address is: **2305 Mountain Run, Birmingham, AL, 35244** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Shadow Brook, as recorded in Map Book 6, page 102 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easements and building lines as shown on recorded map.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Volume 16, Page 561, and any amendments thereto, in the Probate Office of Shelby County, AL.
4. Right of way granted to Alabama Power Company as set forth in Misc. Volume 17, Page 386; Deed Volume 301, page 562; Deed Volume 129, Page 567 and Misc. Volume 17, Page 393, in the Office of the Judge of Probate of Shelby County, AL.

\$250,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26 day of November, 2024.

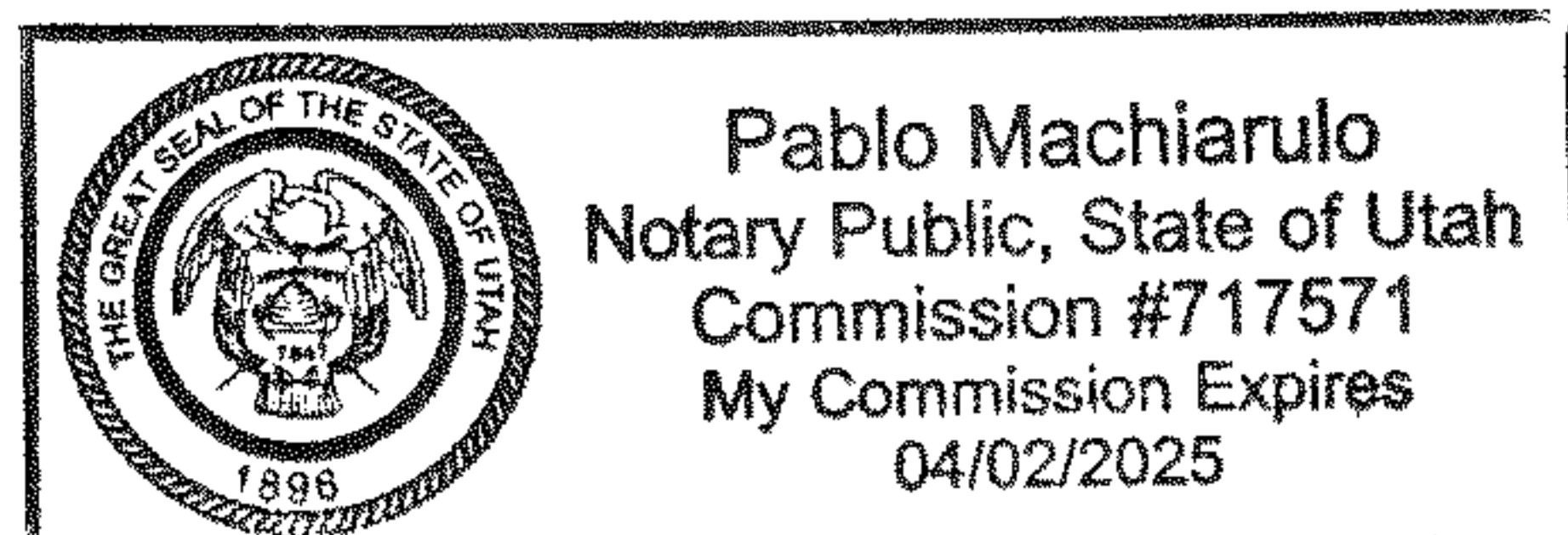

Joel A Landon

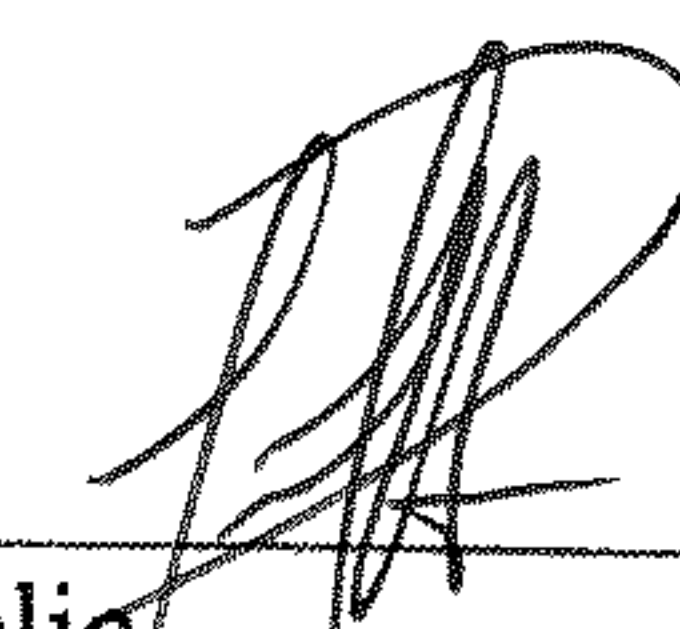

Lily J Landon

STATE OF UTAH
COUNTY OF SALT LAKE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel A Landon and Lily J Landon whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of November 2024.




Notary Public
Print Name: Pablo Machiarulo
Commission Expires: 04/02/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2024 02:26:05 PM
\$302.00 PAYGE
20241203000372600

