

SEND TAX NOTICE TO:

Regan Jackson
109 Southfield Drive
Alabaster, AL 35007

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 **TWO HUNDRED FIFTY NINE THOUSAND AND 00/100 (\$259,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Barbara M. Johnson, an unmarried woman**, whose address is 124 Golden Meadows Drive, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Regan Jackson**, whose address is 109 Southfield Drive, Alabaster, AL 35007 (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, **Regan Jackson**, the following described real estate situated in Shelby County, Alabama, **the address of which is 109 Southfield Drive, Alabaster, AL 35007 to-wit:**

Lot 46, Southfield Gardens, according to the plat thereof, recorded in Map Book 38, Page 100, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Barbara M. Johnson is the surviving grantee of that certain deed recorded in Instrument No. 20160803000273840 in the Probate Office of Shelby County, Alabama; the other grantee, Charles William Johnson, Sr., having died on or about the 17th day of December, 2016.

Charles William Johnson, Sr. was one and the same person as Charles W. Johnson.

Barbara M. Johnson is one and the same person as Barbara Johnson, the Principal of that certain General and Durable Power of Attorney recorded simultaneously herewith.

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 first mortgage in the amount of \$233,100.00 and a third-party second mortgage in the amount of \$32,450.00, both 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 3rd day of February, 2025.

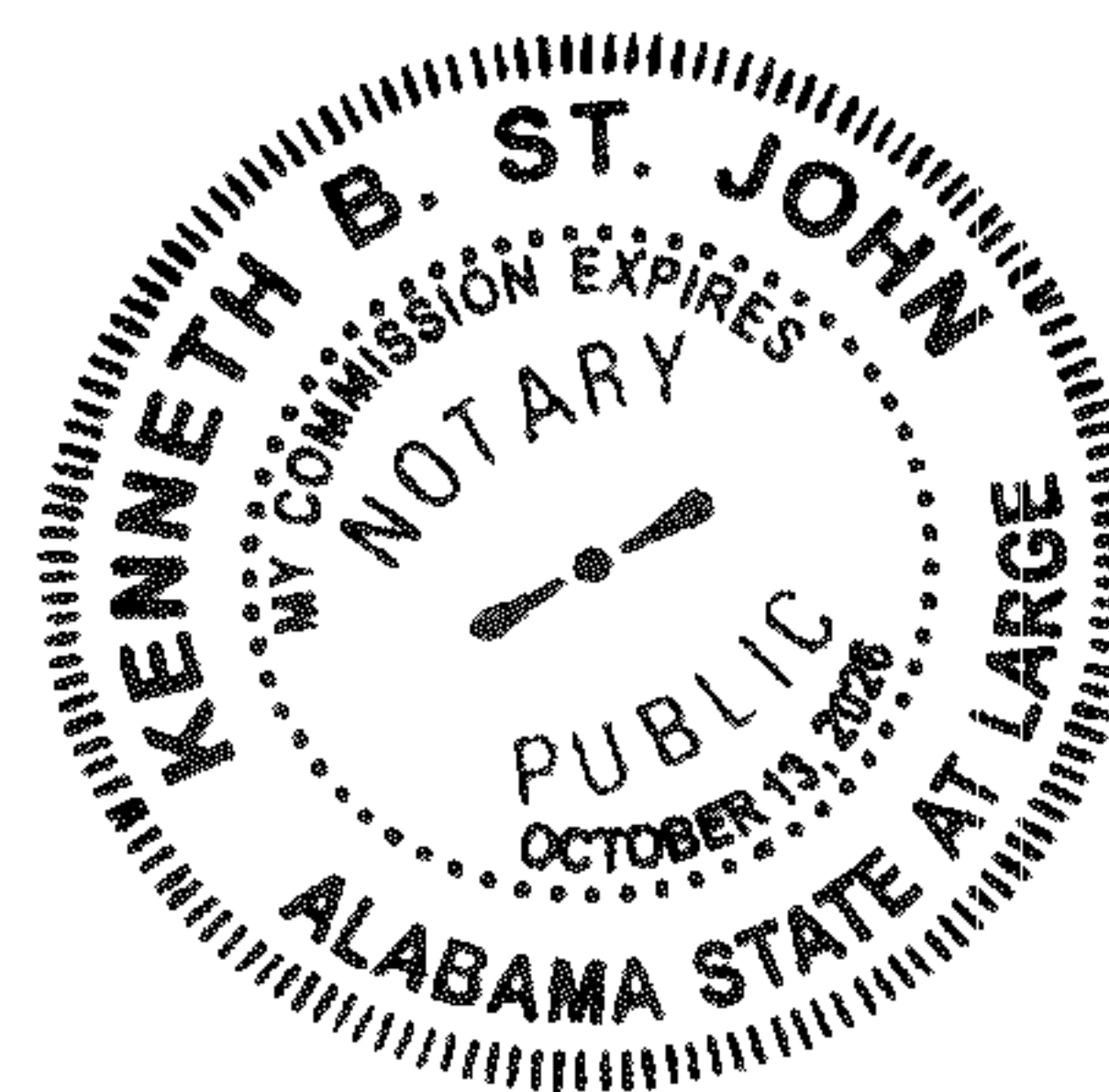
Barbara M. Johnson By
Charles W. Johnson, Jr. Her Attorney In Fact
 Barbara M. Johnson by Charles W. Johnson, Jr.,
 her Attorney-In-Fact

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Charles W. Johnson, Jr.** whose name as **Attorney-In-Fact** for **Barbara M. Johnson** 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, in his capacity as such **Attorney-In-Fact**, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2025.

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/04/2025 08:22:42 AM
 \$26.00 JOANN
 20250204000033210

Allie S. Bayl