

SEND TAX NOTICE TO:

Alex Colby Johnson and Carly O. Johnson
316 Cedar Grove Court
Maylene, AL 35114

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 **FIVE HUNDRED NINETY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$593,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tavon J. Arrington and Camille E. Arrington, husband and wife**, whose address is 1626 Panorama Lane, Vestavia, AL 35216, (hereinafter "Grantor", whether one or more), by **Alex Colby Johnson and Carly O. Johnson**, whose address is 316 Cedar Grove Court, Maylene, AL 35114 (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 **Alex Colby Johnson and Carly O. Johnson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **316 Cedar Grove Court, Maylene, AL 35114** to-wit:

Lot 59, according to the Final Plat of Cedar Grove at Sterling Gate Sector 2, Phase 14, "The Enclave", as recorded in Map Book 54, Page 86 A & B, in the Probate Office of Shelby County, Alabama.

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 \$474,800.00 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 st day of April, 2025.

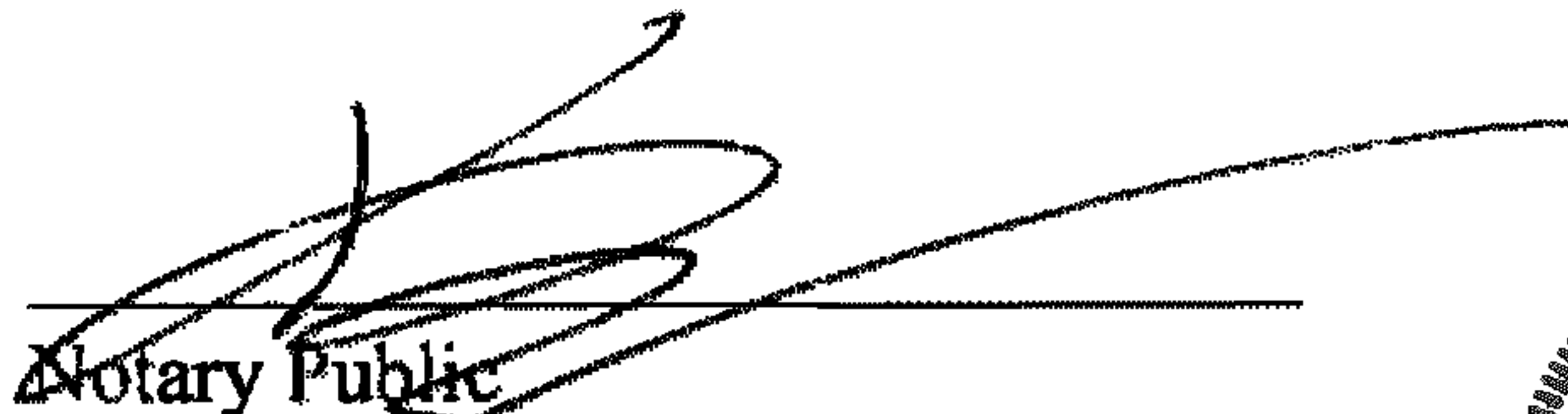


Tavon J. Arrington

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Tavon J. Arrington, 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.

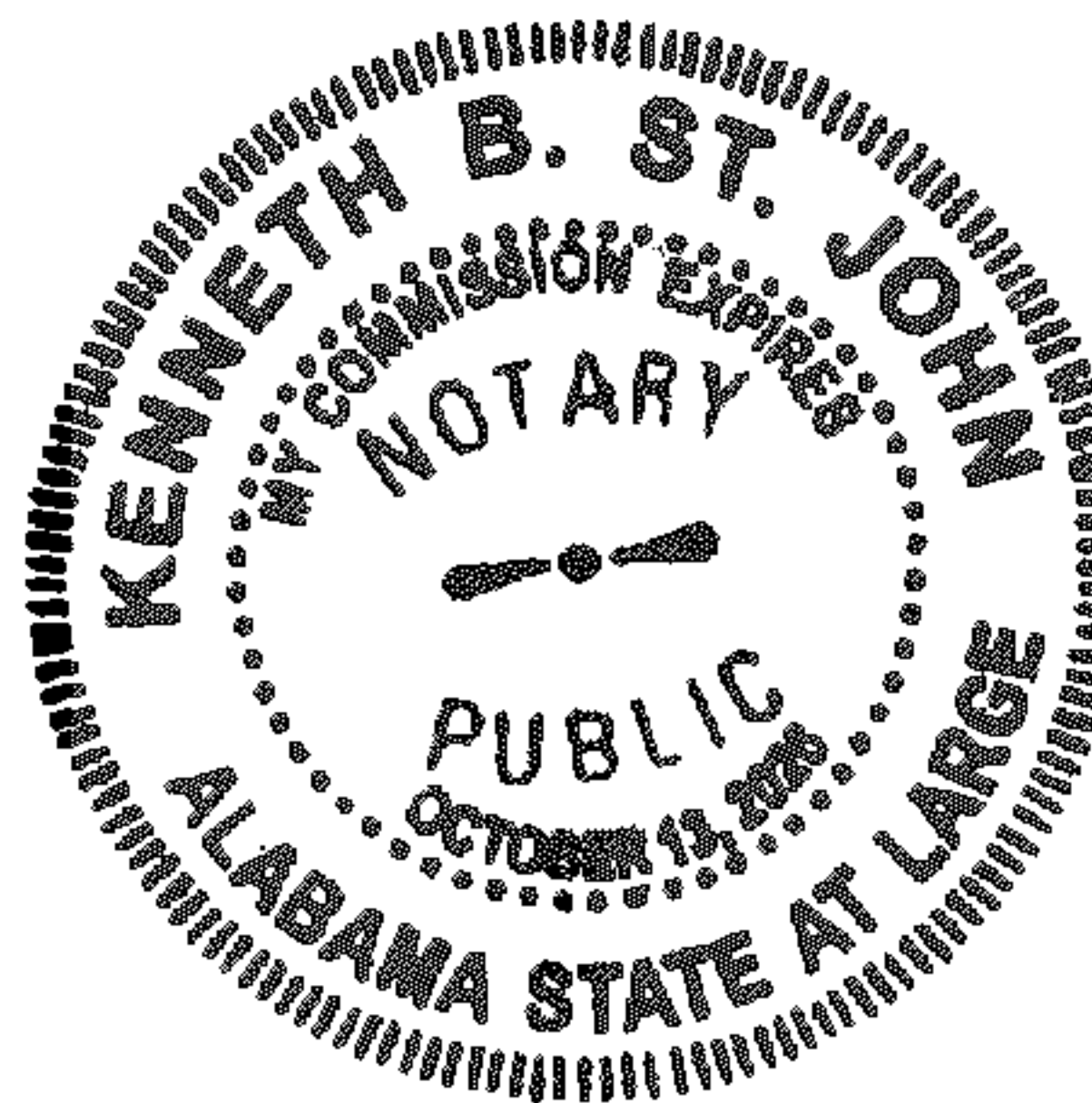
Given under my hand and official seal this st day of April, 2025.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of April, 2025.



Camille E. Arrington

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Camille E. Arrington, 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 voluntarily on the day the same bears date.

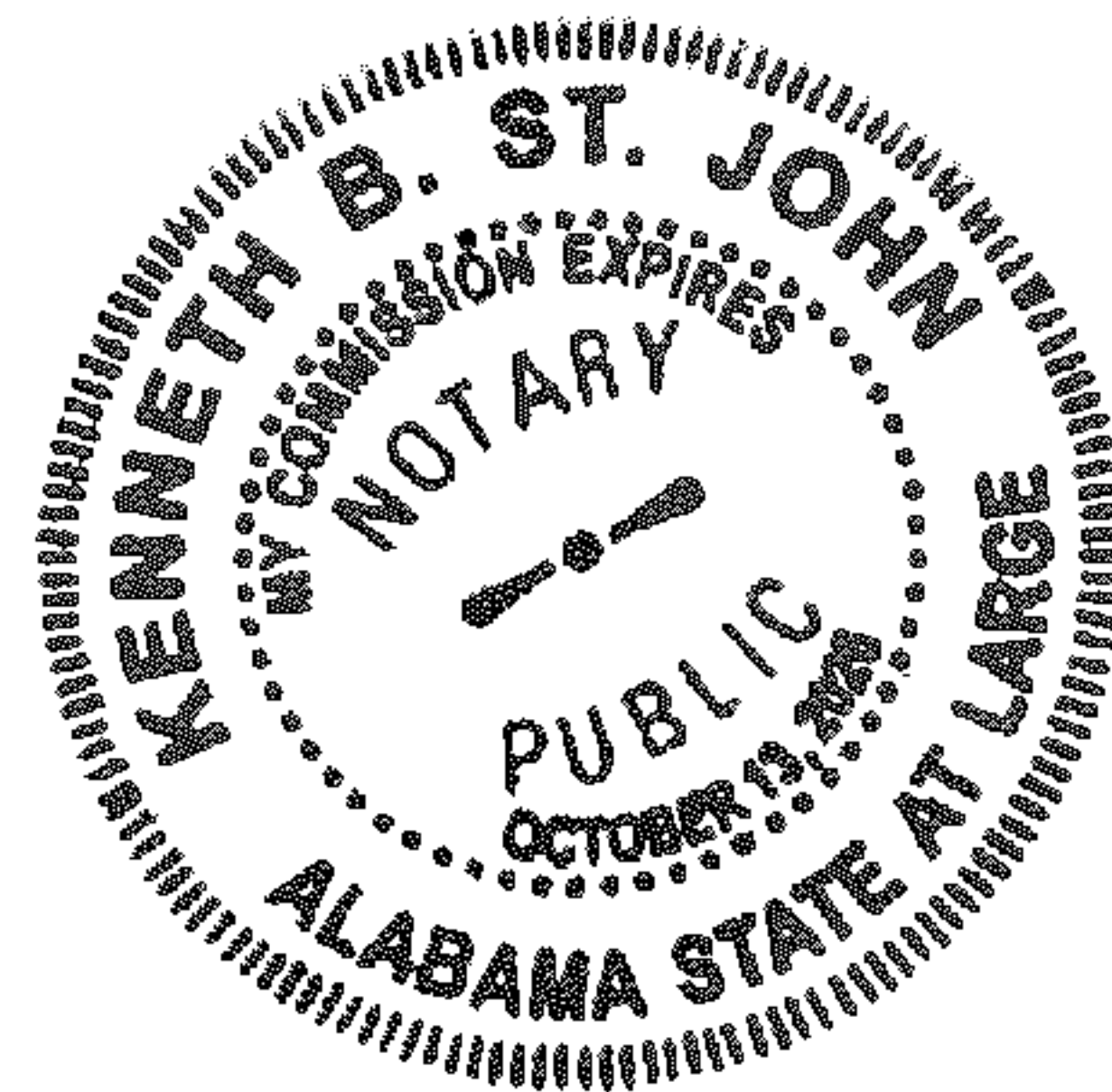
Given under my hand and official seal this 1st day of April, 2025.



Notary Public

Printed Name: 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
04/02/2025 11:18:36 AM
\$147.00 PAYGE
20250402000097700

Allie S. Beyle