

Send tax notice to:  
Cynthia K Kirby  
185 Thorn Berry Drive  
Birmingham, AL, 35242

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

STATE OF ALABAMA

2025114T

SHELBY COUNTY

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Five Thousand Nine Hundred Sixty-Two and 50/100 Dollars (\$375,962.50) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **The Estate of Everett Ralph Johnson, Jr., Shelby County Alabama Probate Case PR-2025-000106**, whose mailing address is 2136 Highway 336 Chocoma AL 35043 (hereinafter referred to as Grantors) in hand paid by **Cynthia K Kirby** whose property address is: **185 Thorn Berry Drive, Birmingham, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 59, according to the Survey of Thorn Berry Subdivision, as recorded in Map Book 25, page 129, in the Office of the Judge of Probate 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. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Thorn Berry Subdivision, as recorded in Map Book 25, page 129, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. 12 foot building setback line from Thornberry Drive and a 15 foot rear setback line on Easterly lot line, as shown on recorded map of said subdivision.
5. Covenants, Conditions and Restrictions as recorded in Deed Book 115, page 497 and Instrument #1999-29908, in the Probate Office of Shelby County, Alabama;
6. Right of way granted to Shelby County, as recorded in Deed Book 177, page 27 and Deed Book 177, page 33..
7. Easement for ingress and egress as recorded in Deed Book 115, page 497.
8. Transmission Line Permit to Alabama Power Company recorded in Deed Book 129, page 548 and Deed Book 179, page 371.

Everett Ralph Johnson, Jr., was the surviving grantee of that certain deed recorded in Instrument 20070103000001970 in the Probate Office of Shelby County, Alabama; the other grantee, Nancy Johnson, having died on or about September 18, 2021.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **The Estate of Everett Ralph Johnson, Jr.**, by Kristie Noel Maxwell, its Personal Representative, who is authorized to execute this conveyance, she has hereunto set her signature and seal on this the 25 day of April, 2025.

**Estate of Everett Ralph Johnson, Jr.**

By: Kristie Noel Maxwell, personal representative  
**Kristie Noel Maxwell, Personal Representative**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristie Noel Maxwell, whose names as Personal Representative of the Estate of Everett Ralph Johnson, Jr., is signed to the foregoing instrument, and is are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Personal Representative of the Estate of Everett Ralph Johnson, Jr., and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 25 day of April, 2025.

[Signature]  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires:

4-30-28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/28/2025 03:23:32 PM  
\$401.00 PAYGE  
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Allen S. Bayl