



20250610000177640 1/4 \$43.00
Shelby Cnty Judge of Probate, AL
06/10/2025 11:43:36 AM FILED/CERT

Send Tax Notice To:

Mr. and Mrs. Justin Cannady
222 Valentine Circle
Wilsonville, AL 35186

This instrument prepared by:

Ellis, Head, Owens & Kilgore
Attorneys at Law
Columbiana, Alabama 35051

(JOINT RIGHT OF SURVIVORSHIP DEED)
DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Willie Jean Johnson died testate on or about March 4, 2023, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered a Decree Admitting Will to Probate & Granting Letters Testamentary on February 3, 2023, and issued Letters Testamentary on said date to Debbie Venable in Case No. PR-2024-000593, and

WHEREAS, Debbie Venable was duly and properly appointed as Personal Representative of the Estate of Willie Jean Johnson, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Willie Jean Johnson, deceased, and

WHEREAS, the said Debbie Venable has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Willie Jean Johnson, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2024-000593.

WHEREAS, Vernon Dewey Johnson, the husband of Willie Jean Johnson, deceased, and the father of Debbie Venable, died in or about March, 1985, and

WHEREAS, this deed is to satisfy the devise and requirements of the Last Will and Testament of Willie Jean Johnson, deceased.

NOW, THEREFORE, pursuant to the Last Will and Testament of Willie Jean Johnson, deceased, and the authority granted to the undersigned Personal Representative, and Twelve Thousand and 00/100 Dollars (\$12,000.00) and other good and valuable consideration, in hand paid to the Grantor by the Grantees, the receipt whereof is hereby acknowledged, I, the undersigned Debbie Venable, as Personal Representative of the Estate of Willie Jean Johnson, deceased (herein

Shelby County, AL 06/10/2025
State of Alabama
Deed Tax: \$12.00

DV

referred to as Grantor), do grant, bargain, sell and convey unto Justin Cannady and Jamie Cannady (husband and wife) (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real property, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

- 1. Subject to easements, restrictions, and right-of-ways of public record.
- 2. Subject to taxes due October 1, 2025.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, as Personal Representative of the Estate of Willie Jean Johnson, deceased, covenant with the said Grantees, their heirs and assigns, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of June, 2025.

ESTATE OF WILLIE JEAN JOHNSON, deceased

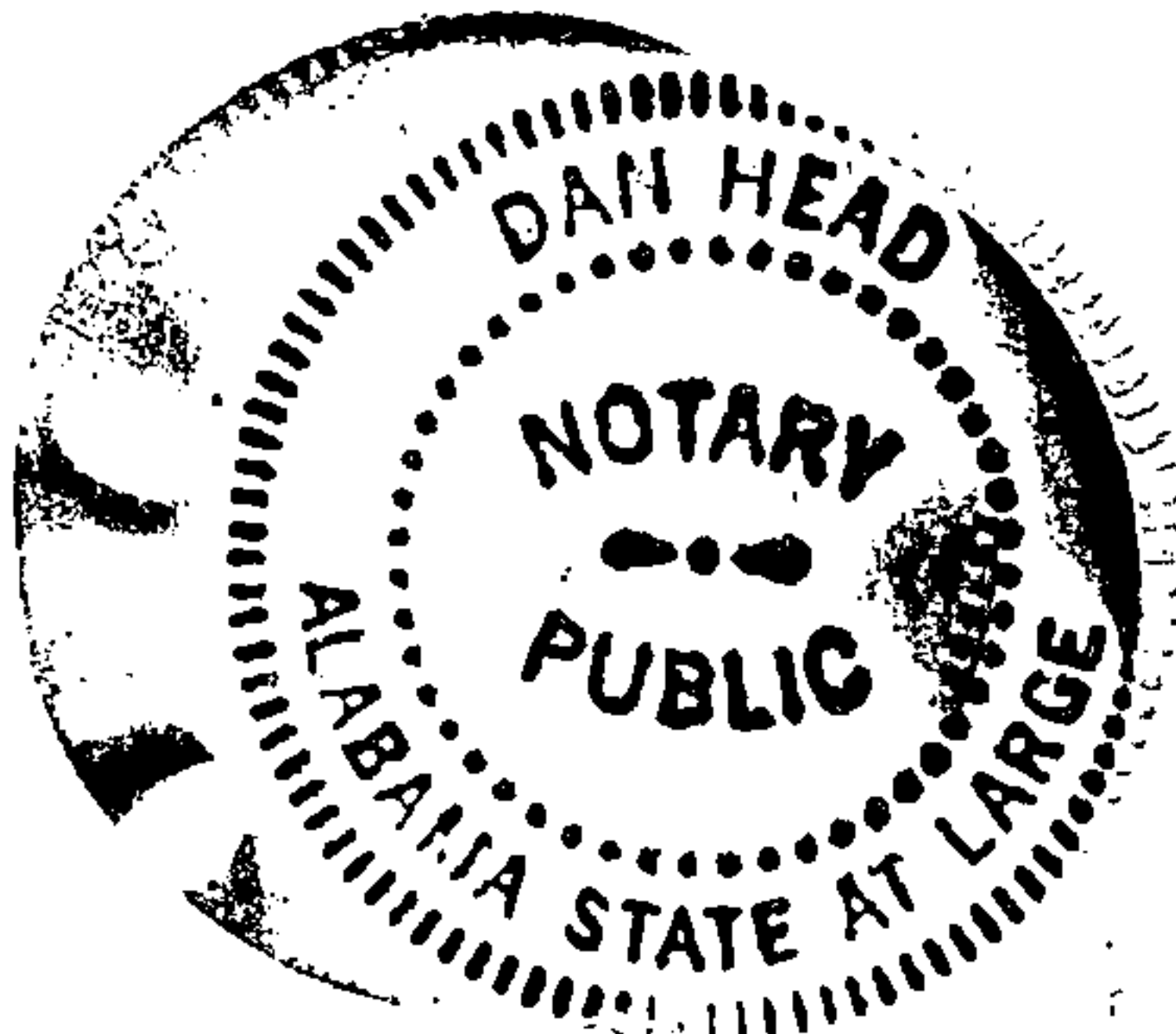
By: Debbie Venable
Debbie Venable, Personal Representative of the Estate of Willie Jean Johnson, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Debbie Venable, whose name as Personal Representative of the Estate of Willie Jean Johnson, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2025.

[Signature]
Notary Public
My commission Expires: 1/2/2029





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EXHIBIT A

The SE1/4 of the NW1/4 of Section 26, Township 19, Range 2 East, less and except the parcel of land conveyed to the Alabama Power Company. (Tract ONE).

ALSO: the parcel of real property described as follows: From the NW corner of the NE1/4 of the NE1/4 of Section 7, Township 21 South, Range 2 East, run East along the North boundary of said 1/4-1/4 Section a distance of 27.21 feet; thence turn right 83 deg. 38 min. and go 242.07 feet; thence turn right 20 deg. 17 min. and go 40.93 feet to the point of beginning; thence turn left 21 deg. 57 min. and go 200 feet; thence turn left 90 deg. 00 min. and go 80 feet; thence turn left 90 deg. 00 min. and go 168.76 feet; thence turn left 68 deg. 40 min. and go 85.88 feet to the point of beginning. Also, all of my right, title and interest to use the present boat launching site of John H. Byram and wife, Suedara Byram, on Lay Lake for the purpose of launching boats for private use, together with the right to fish from the bank of Lay Lake on property owned by John H. Byram and wife, Suedara Byram, as such rights, title and interest were conveyed to me and my husband, Howard P. Gates, in that certain deed from John H. Byram and wife, Suedara Byram, which deed was executed on May 16, 1978. (Tract TWO).

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Debbie Venable
Mailing Address as PR of the Estate of
Willie Jean Johnson
701 Mostellers Drive
Shelby, AL 35143

Grantee's Name Justin Cannady
Mailing Address Jamie Cannady
222 Valentine Circle
Wilsonville, AL 35186

Property Address 200 Valentine Circle
Wilsonville, AL 35186

Date of Sale 6/4/25
Total Purchase Price \$ 12,000

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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

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 6/4/2025

Print Debra J. Venable

Sign Debra J. Venable

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

