

**SEND TAX NOTICE TO:**  
**Porter Welch and Breahna Tiffany Welch**  
**131 Shadywood Circle**  
**Sterrett, Alabama 35147**

**This instrument was prepared by:**  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Three Hundred Fifteen Thousand dollars & no cents (\$315,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Collin Nathaniel Johnson and Michelle Lynn Anderson nka Michelle Anderson Johnson, husband and wife**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Porter Welch and Breahna Tiffany Welch**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**The following described real estate situated in Shelby County, Alabama, to-wit:**

**From the SE Corner of the NE 1/4 of the NE 1/4, Section 15, Township 19 South, Range 1 West, run West along the South Boundary of said 1/4-1/4 a distance of 661.45 feet to a point; thence right 89 degrees 54 minutes a distance of 65.91 feet of the point of beginning; thence continue in a straight line a distance of 275.0 feet; thence right 67 degrees 53 minutes a distance of 189.15 feet; thence right 120 degrees 37 minutes a distance of 270.80 feet; thence right 59 degrees 23 minutes a distance of 197.32 feet to the point of beginning. Situated in Shelby County, Alabama.**

\$318,181.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

Easement for Ingress and egress from Shadywood Circle as recorded in Shelby County, Alabama.

**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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), **June 27, 2025**.

 (Seal)  
Collin Nathaniel Johnson

 (Seal)  
Michelle Lynn Anderson nka Michelle Anderson Johnson

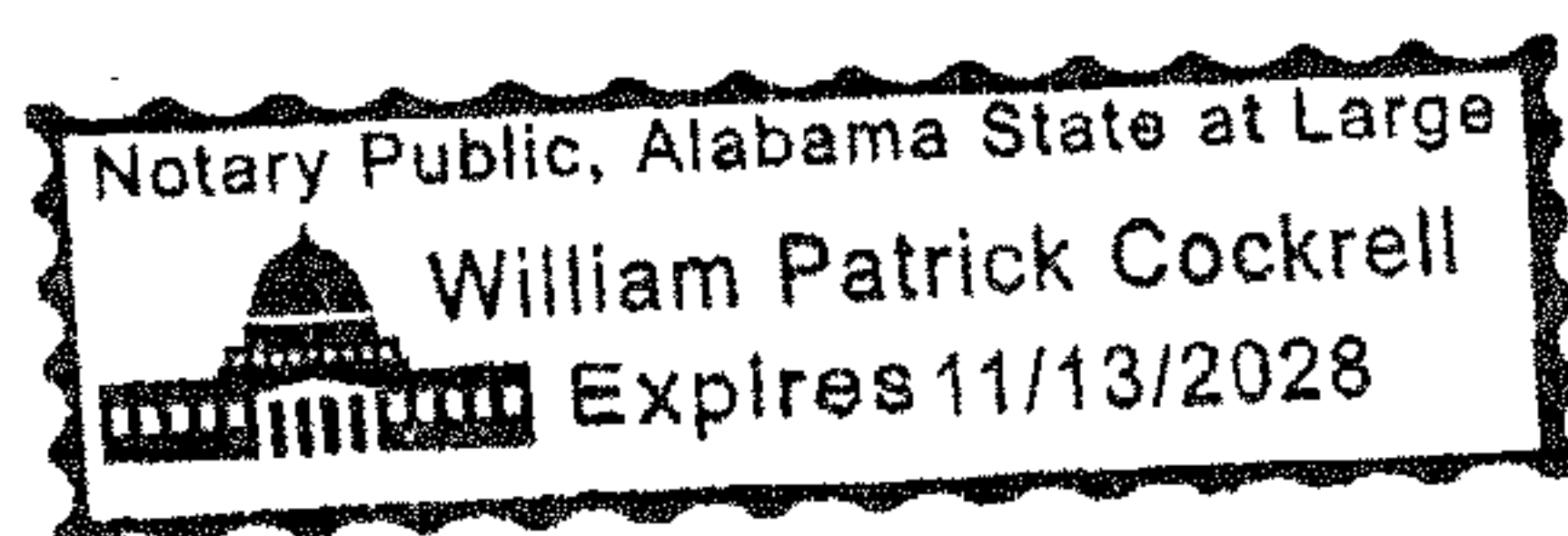
**STATE OF ALABAMA**

**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Collin Nathaniel Johnson and Michelle Lynn Anderson nka Michelle Anderson Johnson, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

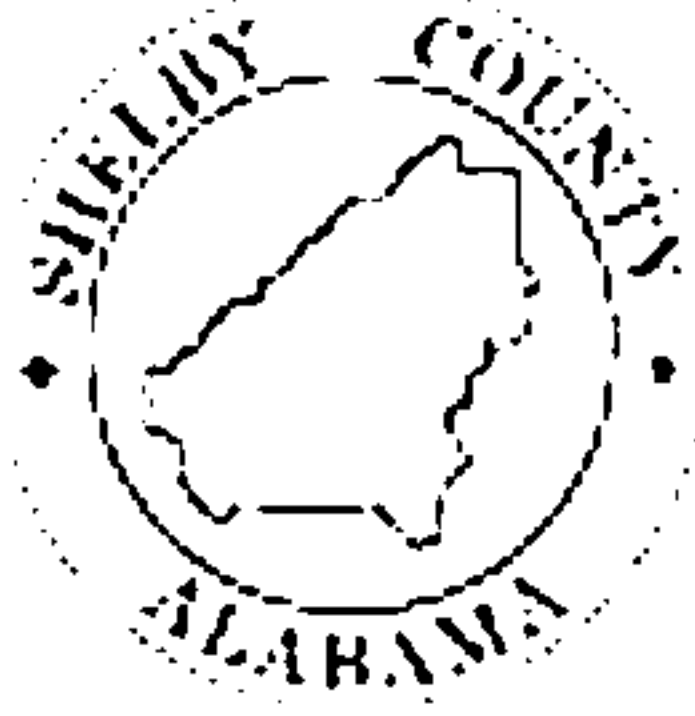
Given under my hand and official seal this 27th day of June, 2025



  
Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/27/2025 02:18:08 PM  
 \$30.00 BRITTANI  
 20250627000196510

*Allie S. Beyle*

### Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Collin Nathaniel Johnson and Michelle Grantee's Name Porter Welch and Breahna Tiffany Welch  
 Lynn Anderson nka Michelle Anderson Johnson

Mailing Address 840 Hwy 438  
 Wilsonville, Alabama 35186  
 Property Address 131 Shadywood Circle,  
 Sterrett, Alabama 35147

Mailing Address 131 Shadywood Circle  
 Sterrett, Alabama 35147  
 Date of Sale 06/27/2025

Total Purchase Price \$315,000.00

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

X \_\_\_\_\_ 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 available.

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 proeprty 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 6.27.2025

Print Porter Welch

Unattested

*CNS*

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one