

SEND TAX NOTICE TO:
Collin N Johnson and Michelle L Johnson
840 Hwy 438
Wilsonville, Alabama 35186

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 **Four Hundred Nineteen Thousand dollars & no cents (\$419,000.00)**

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

The Estate of Jerry Clem Smith Case # PR-2024-000127

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

Collin Nathaniel Johnson and Michelle Lynn Johnson

(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:

Commence at the intersection of the easterly Right of Way of Shelby County Highway No. 438 and the South line of the SW 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; Thence Run N 26-52'33" E, along said Right of Way line for 208.72' to a found 1/2" rebar, and the point of beginning; thence continue, along said right of way line, N 14-53'28" E for 191.37'; thence run S 89-20'10" E for 297.37'; thence run S 9-40'24" W for 183.66'; thence run S 89-55'08" W for 315.67' to the point of beginning.

George (red) Donahoo, Jr, a joint grantee in the certain deed recorded in Deed Book 005, Page 919, Shelby County, Alabama, having died on or about July 22, 1986.

\$335,200.00 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.

Easement granted to Alabama Power Company, a corporation as recorded in Instrument #20221115000422960 in the Public Records of Shelby County, Alabama.


Easement granted to Shelby County, Alabama as recorded in Instrument # 20250206000037560, Public Records of Shelby County, Alabama.

All matters as setout in that certain survey dated January 31, 2017, prepared by S.M. Allen of ALLSURV, LLC, PLS No. 12944.

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)
George Wesley Smith, as Personal Representative of the
Estate of Jerry Clem Smith Case # PR-2024-000127

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

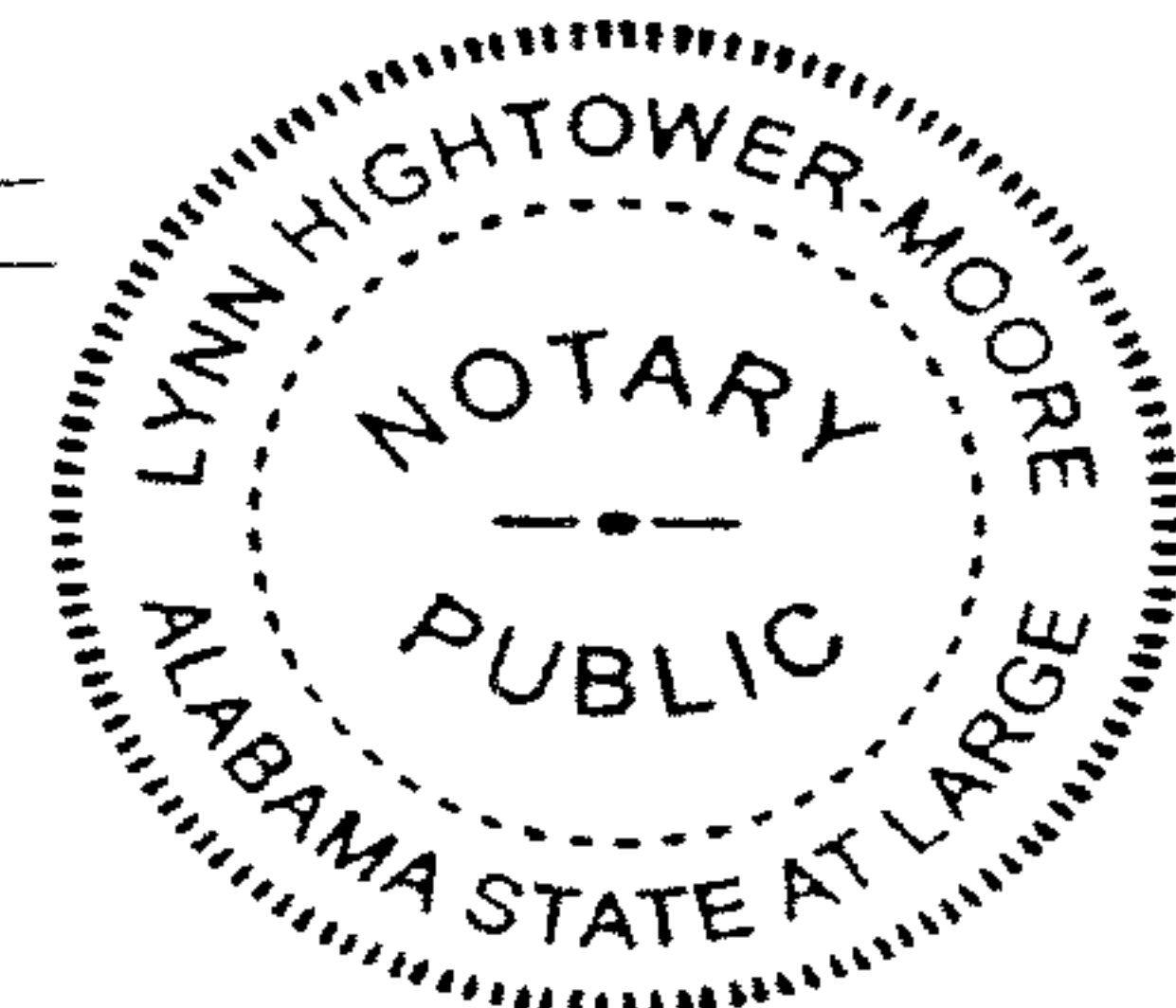
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that George Wesley Smith, whose name is signed as Personal Representative of the Estate of Jerry Clem Smith, deceased, Probate Case # PR-2024-000127, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.

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


Notary Public.

(Seal)

My Commission Expires: 12-22-25



WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2506026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/27/2025 03:00:55 PM
 \$112.00 PAYGE
 20250627000196700

Allen S. Bayl

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 George Wesley Smith, as Personal Grantee's Name Collin Nathaniel Johnson and Michelle Lynn
 Representative of the Estate of Jerry Clem Smith Case # Johnson
 PR-2024-000127

Mailing Address 776 Highway 438
 Wilsonville, Alabama 35186
 Property Address 840 Hwy 438,
 Wilsonville, Alabama 35186

Mailing Address 840 Hwy 438
 Wilsonville, Alabama 35186
 Date of Sale 06/27/2025

Total Purchase Price \$419,000.00

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 curreny 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 responsibiliy 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 Collin Nathaniel Johnson

Unattested

(verified by)

Sign

Collin Nathaniel Johnson
 (Grantor/Grantee/Owner/Agent) circle one