

**This Document Prepared By:**  
Gregory D. Harrelson, Esq.  
111 Owens Parkway #A  
Birmingham, AL 35244

**Send Tax Notice To**  
20 Monroe, LLC  
P.O. Box 801  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF SHELBY         )

That in consideration of NINE HUNDRED TWENTY THOUSAND and 00/100 Dollars (\$920,000.00) and other good and valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, James Robert Johnson and Annick Lemieux Johnson as Trustees of the James and Annick Johnson Revocable Trust dated January 14, 2008 and Jeff Johnson and Julie M. Johnson as Trustees of the Johnson Family Trust dated December 8, 2004 (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto 20 Monroe, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2B according to A Resurvey of Lot 2-A of Monroe's Industrial Park 2nd Addition as recorded in Map Book 30, Page 19, being A Resurvey of Lots 1 & 2, Monroe's Addition to McCain Industrial Park and Acreage as recorded in Map Book 28, Page 40, in the Probate Office of Shelby County, Alabama.

**Subject to:**

1. Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

\$736,000.00 of the purchase price is being paid with the proceeds of a purchase money mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever.

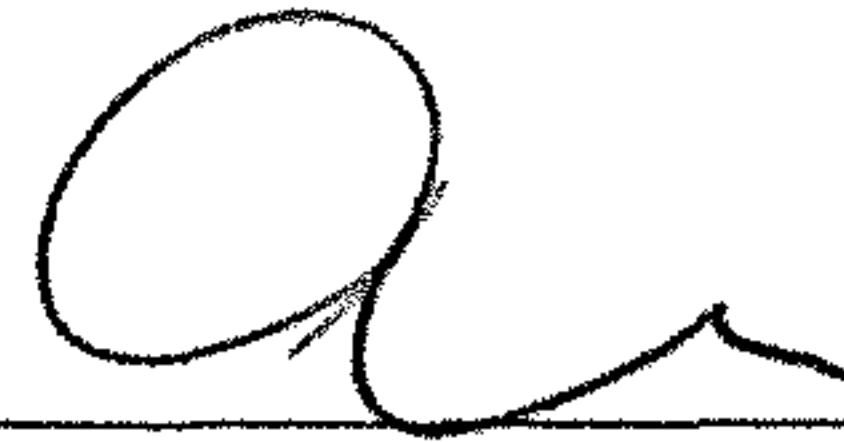
And the Grantors do for itself/themselves and for its/their successors and assigns covenant with the said Grantee, its successors and assigns, that it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it/they have a good right to sell and convey the same as aforesaid; that it/they will, and its/their successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Trustees who are authorized to execute this conveyance has hereunto set its signature and seal on this the 27 day of August, 2025.

James and Annick Johnson Revocable Trust dated  
January 14, 2008



By: James Robert Johnson  
Its: Trustee

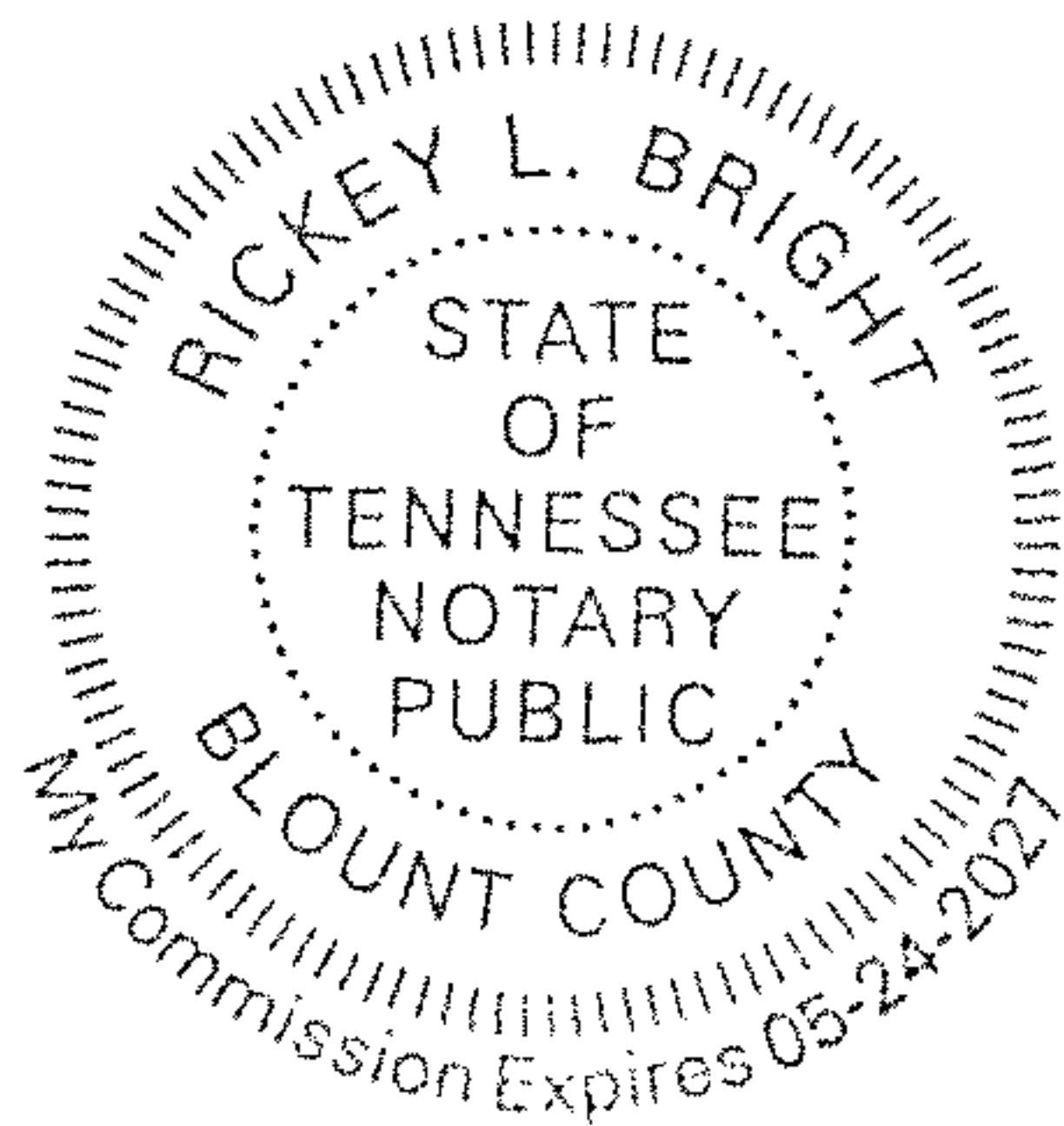


By: Annick Lemieux Johnson  
Is: Trustee

STATE OF TENNESSEE )  
COUNTY OF BLOUNT )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Robert Johnson and Annick Lemieux Johnson, whose names as Trustees of the James and Annick Johnson Revocable Trust dated January 14, 2008 Trust are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustees and with full authority executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal, this 27 day of AUGUST, 2025.

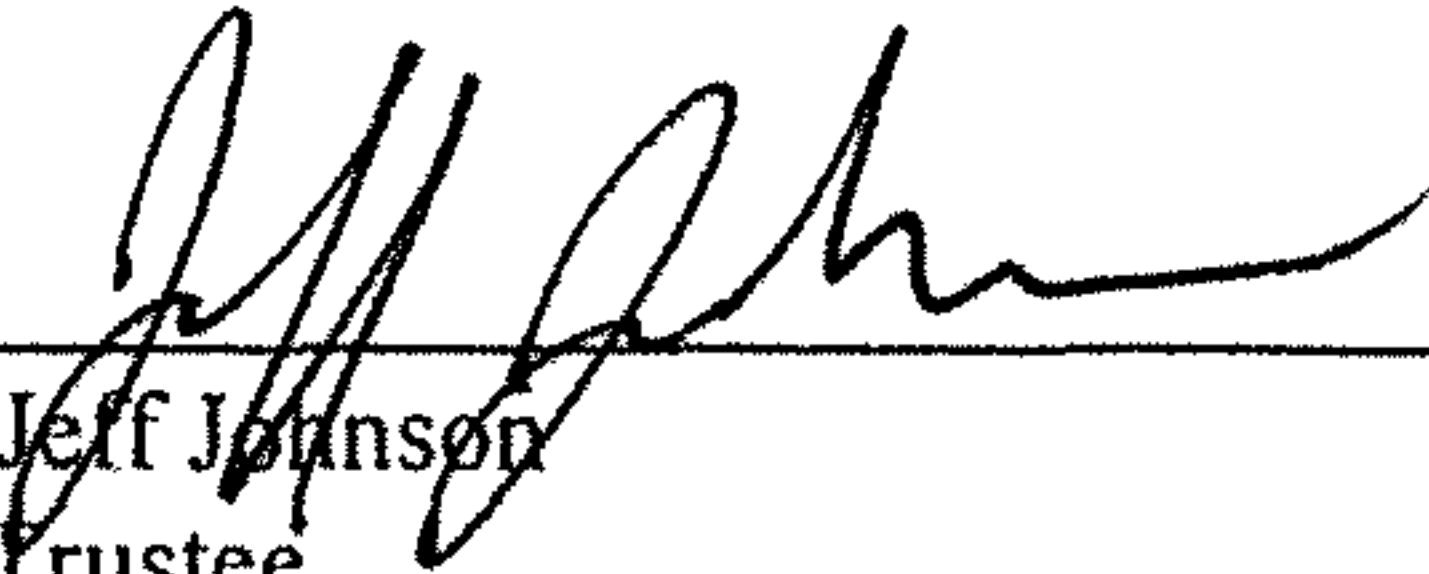


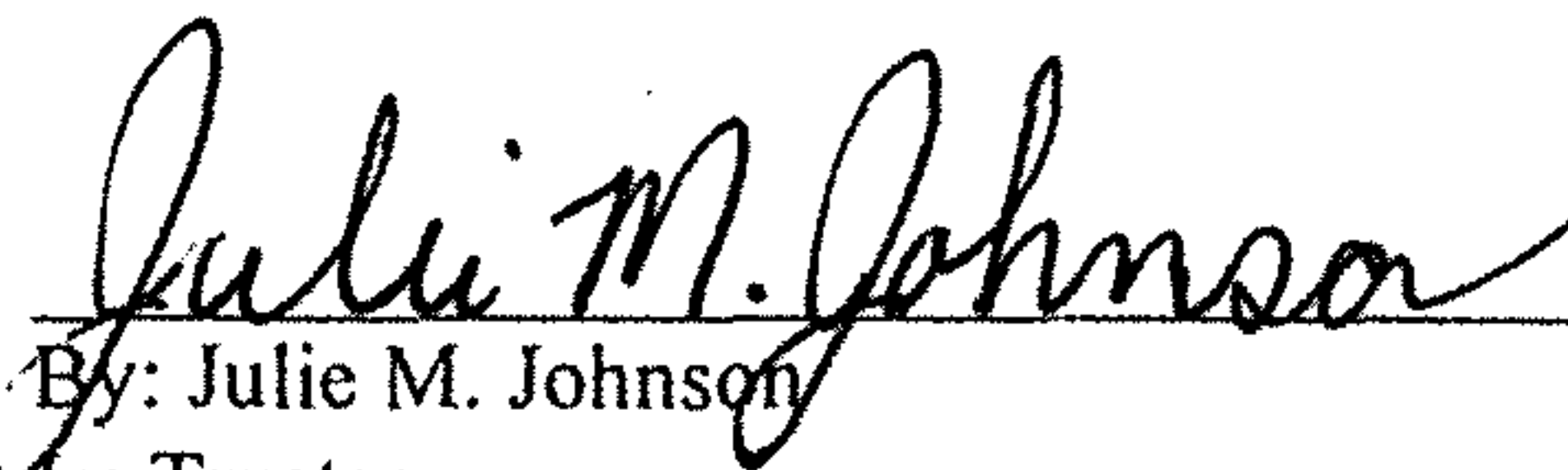
  
NOTARY PUBLIC

My Commission Expires: MAY 24, 2027

IN WITNESS WHEREOF, the said Grantor, by its Trustees who are authorized to execute this conveyance has hereunto set its signature and seal on this the 27<sup>th</sup> day of August, 2025.

Johnson Family Trust dated December 8, 2004

  
By: Jeff Johnson  
Its: Trustee

  
By: Julie M. Johnson  
Is: Trustee

STATE OF CALIFORNIA)  
COUNTY OF VENTURA)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff Johnson and Julie M. Johnson, whose names as Trustees of the Johnson Family Trust dated December 8, 2004 are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustees and with full authority executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PLEASE SEE ATTACHED  
CALIFORNIA ACKNOWLEDGEMENT  
CERTIFICATE

\_\_\_\_\_  
NOTARY PUBLIC

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



**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

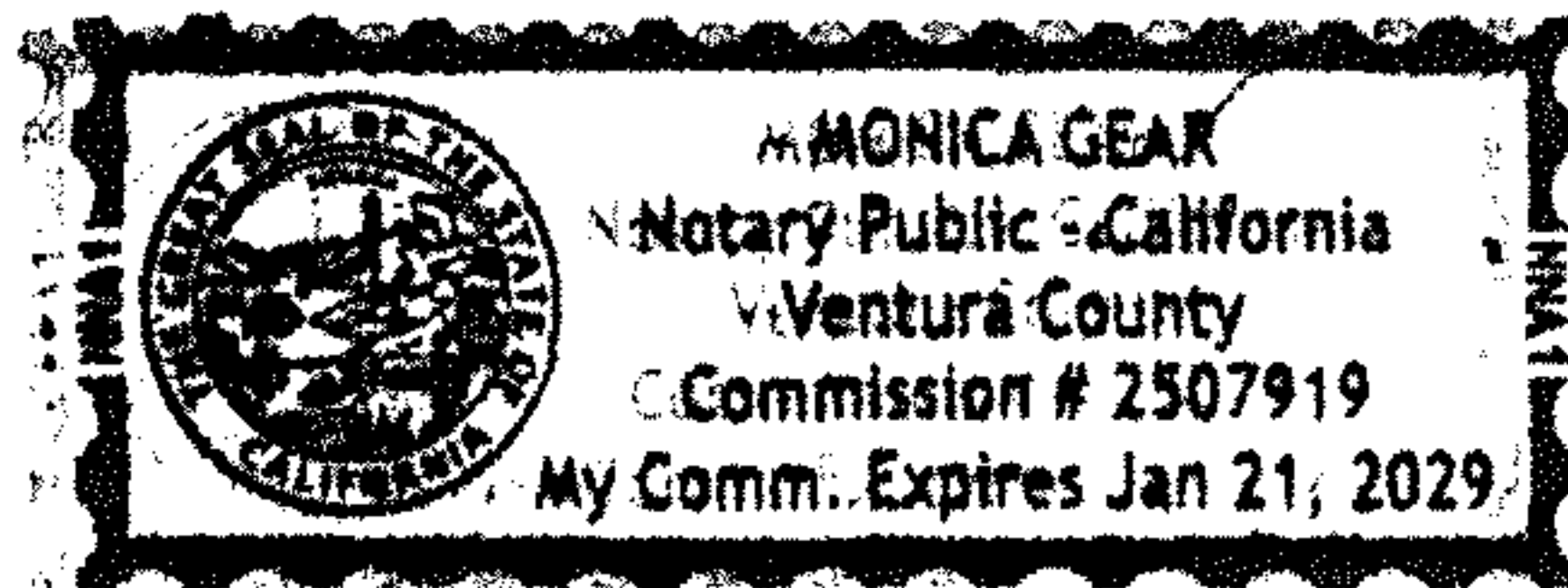
State of California

County of VENTURA

On AUG 27, 2025 before me, MONICA GEAR, NOTARY PUBLIC  
*Date Here Insert Name and Title of the Officer*

personally appeared JEFF JOHNSON AND JULIE M. JOHNSON  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: WARRANTY DEEDDocument Date: \_\_\_\_\_ Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James and Annick Johnson Revocable Trust  
 Mailing Address & Johnson Family Trust  
 2134 US Hwy 411 S  
 Maryville, TN 37801

Grantee's Name 20 Monroe Drive  
 Mailing Address PO Box 801  
 Pelham, AL 35124

Property Address 20 Monroe Drive  
 Pelham, AL 35124

Date of Sale 08/27/2025

Total Purchase Price \$ 920,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☒ Closing Statement

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 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 8/27/25

Print Mickey Harty JR

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County, Alabama, County Clerk  
 (verified by)  
 Shelby County, AL  
 09/17/2025 10:31:30 AM  
 \$222.00 JOANN  
 20250917000284930

**Print Form**

Allen S. Bayl

**Form RT-1**