

Send Tax Notice to:  
Carroll E. Johnson and Katherine Ann  
Johnson  
PO Box 175  
McCalla, AL 35111

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-25-10672**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIX HUNDRED THIRTY THOUSAND AND 00/100 (\$630,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Johnathan L. Townsend, AKA Johnathon L. Townsend, a single person, and Tina Townsend, AKA Christina Townsend, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is 344 Lincoln Shores Drive, Talladega, AL 35160

by **Carroll E. Johnson and Katherine Ann Johnson (herein referred to as "Grantee," whether one or more)**, whose mailing address is PO Box 175, McCalla, AL 35111

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **185 Shelby Springs Farms, Calera, AL 35040-5597**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

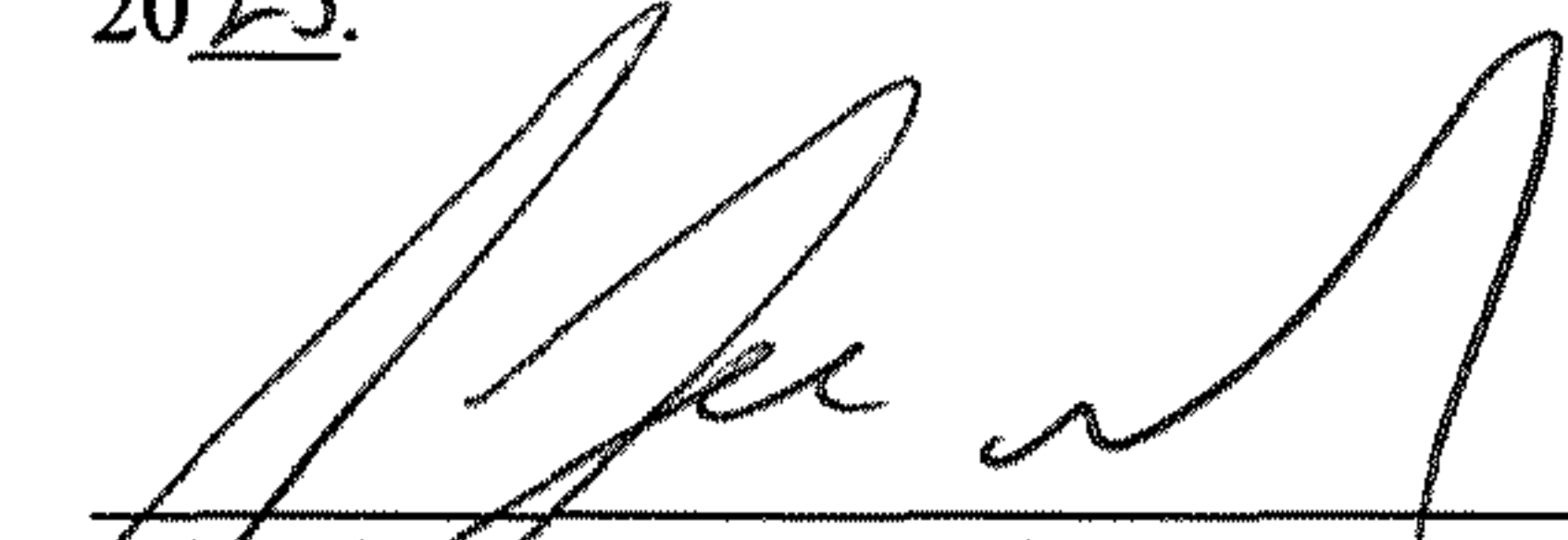
MINING AND MINERAL RIGHTS EXCEPTED.

**\$409,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

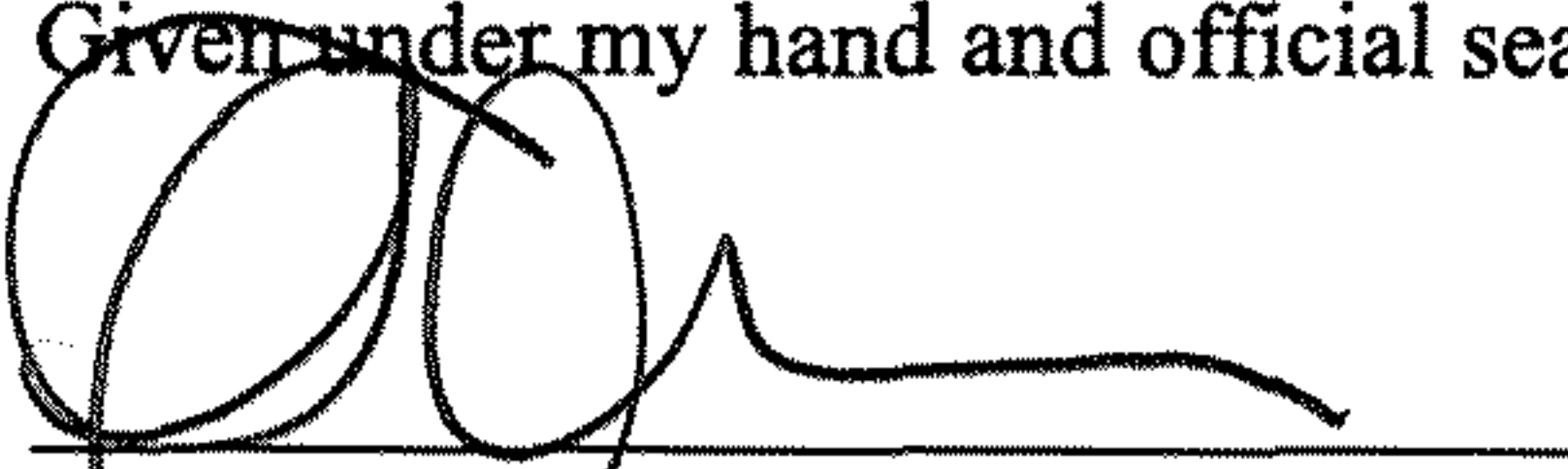
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31 day of October 2025.

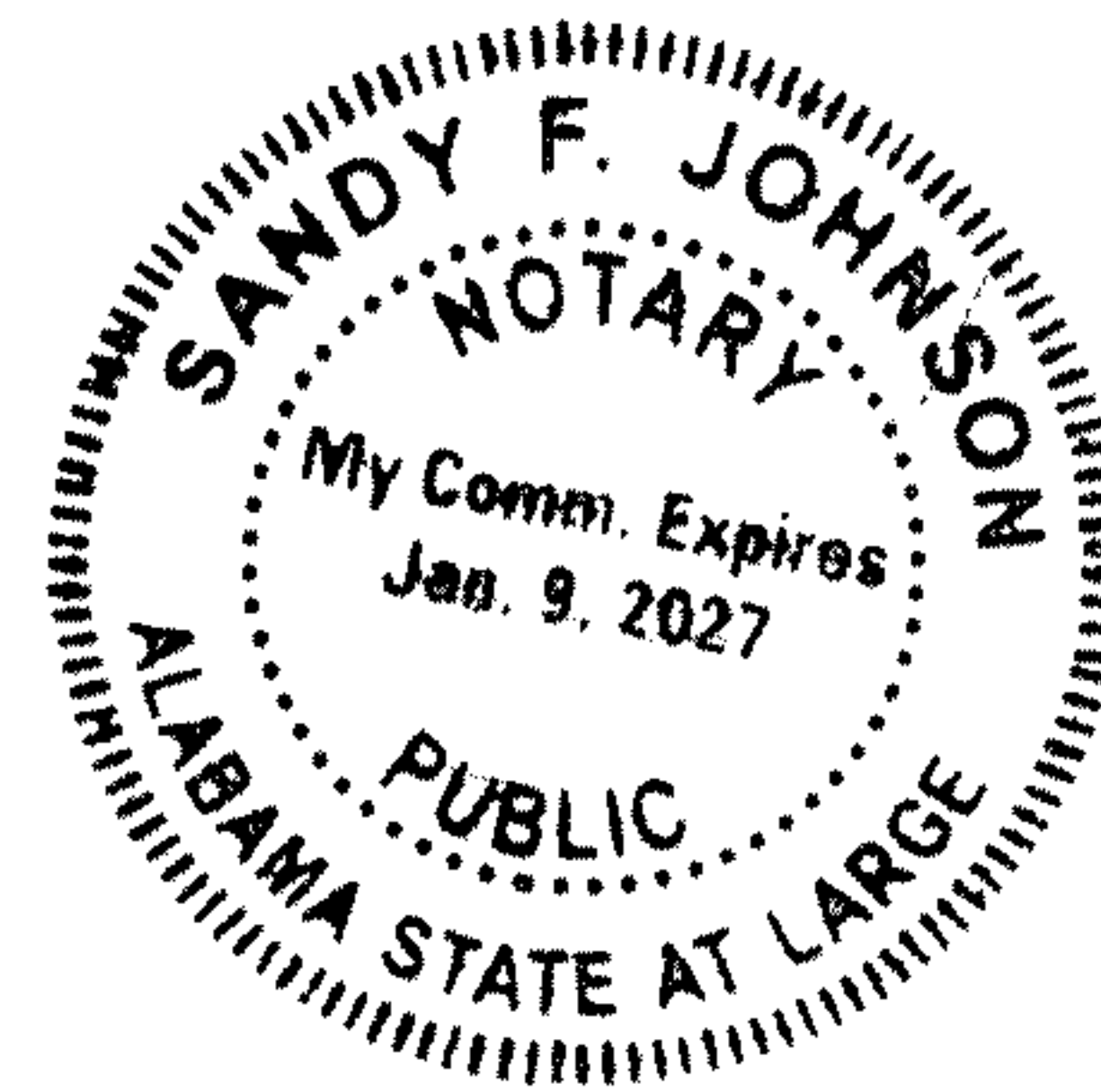
  
Johnathan L. Townsend  
  
Tina Townsend

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Johnathan L. Townsend and Tina Townsend whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of October, 2025.

  
Notary Public  
My Commission Expires: 01/09/2026



**EXHIBIT A**

Property 1:

Lot 37, according to the Survey of Shelby Springs Farm, Camp Winn, Sector 2, Phase 1 as recorded in Map Book 26, Page 6 in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/04/2025 09:41:18 AM**  
**\$248.50 JOANN**  
**20251104000337530**

*Allen S. Bayl*