



20251117000352070 1/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
11/17/2025 03:01:03 PM FILED/CERT

**\*\*This instrument prepared without the benefit or opinion of title. Preparer makes no Warranties as to the accuracy of the contents within this instrument.\*\***

Send Tax Notice to:  
Jerry W. Johnson and Carol D.  
Johnson

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: HML-25-12143

STATE OF ALABAMA  
COUNTY OF SHELBY

\$6290.00

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten Dollars and NO Cents (\$10.00) 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 **Benji D. Dailey and Kathy J. Dailey, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

*101 Birdsong Ln,  
Montevallo, AL 35115*

by **Jerry W. Johnson and Carol D. Johnson** (herein referred to as "Grantee," whether one or more), whose mailing address is

*3645 Hwy. 22 Montevallo, AL 35115*

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 **Hwy 221, Montevallo, AL 35115**, 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.

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

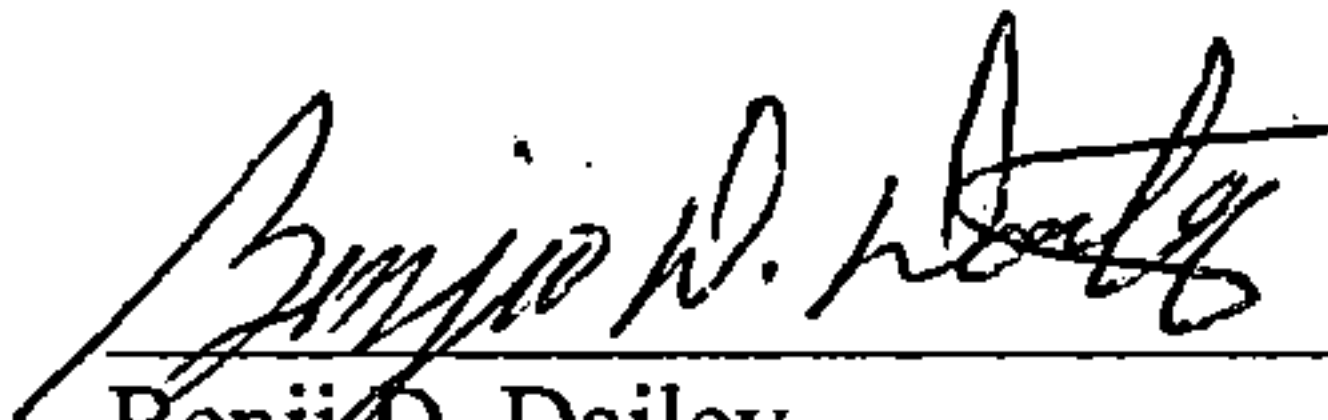
The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good 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.

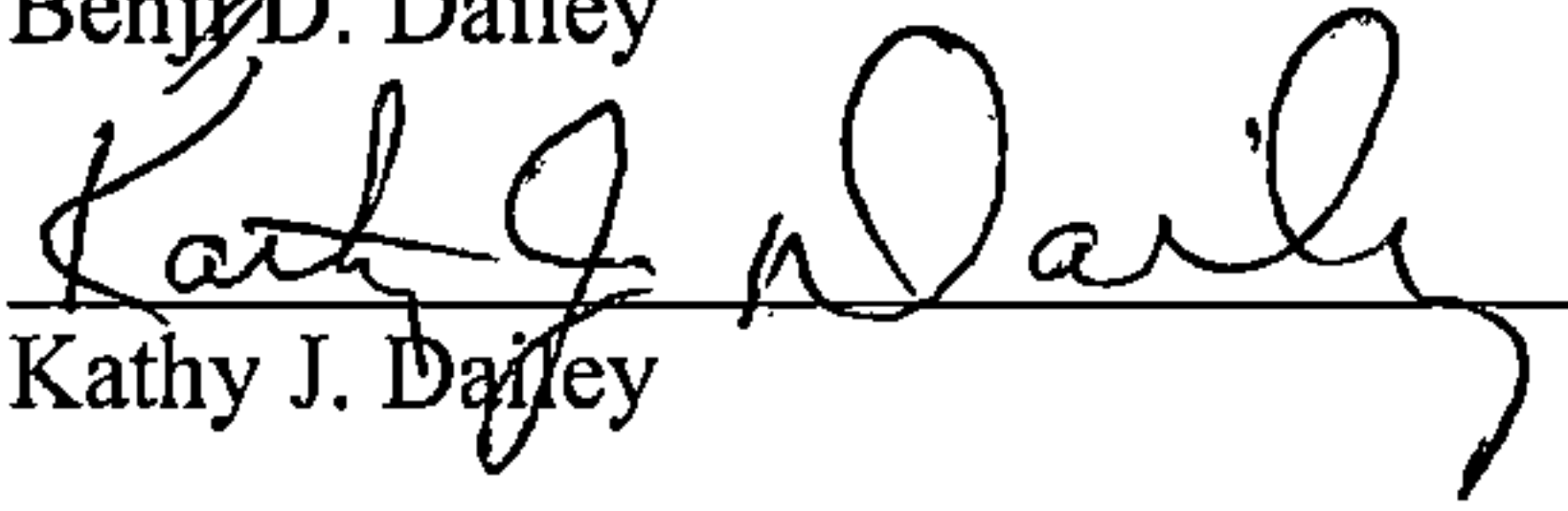
Shelby County, AL 11/17/2025  
State of Alabama  
Deed Tax: \$6.50



20251117000352070 2/3 \$34.50  
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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16<sup>th</sup> day of November, 2025.

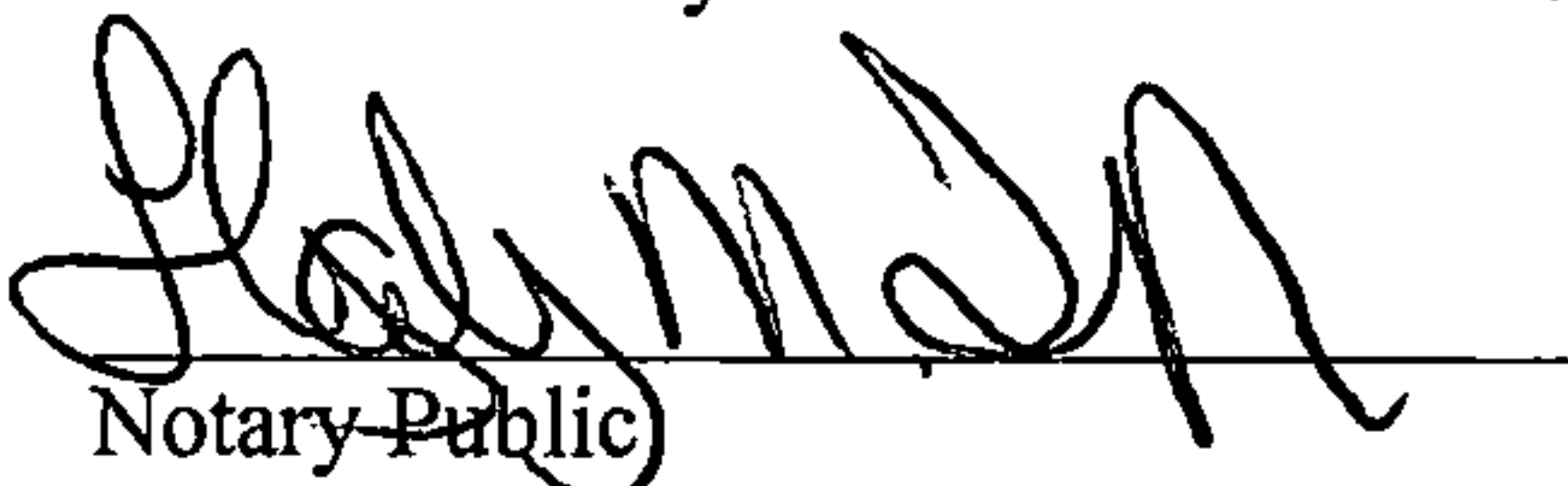
  
\_\_\_\_\_  
Benji D. Dailey

  
\_\_\_\_\_  
Kathy J. Dailey

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Benji D. Dailey and Kathy J. Dailey 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 16<sup>th</sup> day of November, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

Haley M. Taylor  
Notary Public, Alabama State At Large  
My Commission Expires 2/1/2026



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## EXHIBIT A

**Property 1:**

Commence at the NE Corner of Intersection of Hwy 22 and Hwy 221, run Northerly along West right of way of Hwy 221 1057 feet to the point of beginning. thence continue North 31 feet thence West 178 feet then S 41 feet then East 160 feet to the point of beginning; being situated in Shelby County Alabama.