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616 Meriweather Drive
Calera, Alabama 35040

Prepared By:
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Post Office Box 338
Ashland, Alabama 36251

WARRANTY DEED
WITH LIFE ESTATE RESERVATION

STATE OF ALABAMA)
COUNTY OF SHELBY)

WHEREAS, by Warranty Deed recorded as Instrument No. 20081008000397510, recorded on October 8, 2008, in the Office of the Judge of Probate of Shelby County, Alabama, title to the property described herein was conveyed to Otis B. Johnson and Cynthia Y. Johnson, as joint tenants with rights of survivorship;

WHEREAS, Otis B. Johnson died on November 4th 2021, leaving Cynthia Y. Johnson as the surviving joint tenant;

WHEREAS, by operation of law and pursuant to the survivorship provisions of said deed, full and complete title to the property vested solely in Cynthia Y. Johnson upon the death of Otis B. Johnson; and

WHEREAS, Cynthia Y. Johnson is now the sole owner in fee simple of the property described herein and has full authority to convey the same;

KNOW ALL MEN BY THESE PRESENTS, that **CYNTHIA Y. JOHNSON**, a single person (the "Grantor"), for and in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration paid by **BRITTANY KIRKLAND** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee in **fee simple**, together with every contingent remainder and right of reversion, the following described real property situated in **Shelby County, Alabama**, to wit:

Lot 72, according to the Final Plat Meriweather, Sector 3, as recorded in Map Book 26, Page 103, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20081008000397510, recorded on October 8, 2008, in the Office of the Shelby County Judge of Probate, Alabama.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining. This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting the above-described property.

HOMESTEAD CLAUSE: The above-described property is the Grantor's homestead.

No title work was performed nor requested, and the scrivener makes no warranties, nor does he or she express an opinion, as to the Grantor's title or lack thereof.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID PROPERTY FOR HER LIFETIME.

TO HAVE AND TO HOLD unto said Grantee and her heirs, successors, and assigns forever, subject to the life estate reservation herein.

And I do, for myself and for my heirs and personal representatives covenant with said Grantee and his or her heirs, successors, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs and personal representatives shall warrant and defend the same unto the Grantee and his or her heirs, successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto sets his or her signature and seal, this 5 day of January, 2026.

GRANTOR :

Cynthia Y. Johnson

CYNTHIA Y. JOHNSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **CYNTHIA Y. JOHNSON**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he or she executed the same voluntarily on the day the same bears date. Given under my hand this the 5 day of January, 2026.

(NOTARY SEAL)

BROOKE KUYKENDALL
Notary Public, Alabama State at Large
My Commission Expires March 31, 2027

[Signature]

Notary Public
My Commission Expires: 3/31/27

