

Parcel I.D. #: 21-5-22-4-001-003.01

Send Tax Notice To: Candance S. Johnson
37 Milgray Lane
Calera, AL 35040

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Seventeen Thousand One Hundred Thirty Dollars and 00/100 (\$17,130.00), the receipt of sufficiency of which are hereby acknowledged, that **Candance S. Johnson, as Durable Power of Attorney for Lois Scott Purser, a widow**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Lois Scott Purser and Candance S. Johnson**, hereinafter known as the GRANTEE;

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; Thence South 01 degree 44 minutes 00 seconds East, a distance of 100.00 feet; Thence South 86 degrees 46 minutes 30 seconds West, a distance of 1,727.90; Thence North 00 degrees 00 minutes 00 seconds East, a distance of 360.00 feet to the POINT OF BEGINNING; Thence continue along the last described course, a distance of 148.00 feet; Thence South 89 degrees 43 minutes 15 seconds a distance of 399.02 feet; Thence South 00 degrees 23 minutes 57 seconds West, a distance of 149.85 feet; Thence North 89 degrees 27 minutes 26 seconds East, a distance of 400.08 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated January 5, 2005.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20050728000379720, in the Probate Judge's Office of Shelby County, Alabama.



20121005000383650 1/4 \$38.50
Shelby Cnty Judge of Probate, AL
10/05/2012 03:44:09 PM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 05 Day of Oct., 2012.



CANDANCE S. JOHNSON
as Durable POA of Lois Scott Purser
Grantor

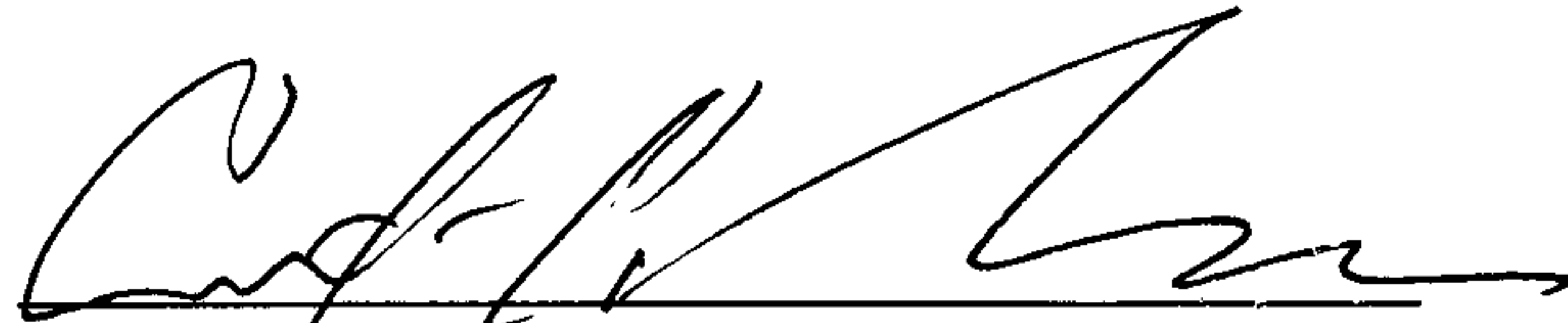


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said State, do hereby certify that *Candance S. Johnson, as Durable POA of Lois Scott Purser*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 05 Day of
OCT., 2012.


NOTARY PUBLIC
My Commission Expires: 09 March, 2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


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Shelby County, AL 10/05/2012
State of Alabama
Deed Tax:\$17.50

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lois Ann Paise
Mailing Address 2924 Summerwood Circle
Birmingham, AL 35242

Grantee's Name Candance Johnson
Mailing Address 38 Millway Lane
Calera, AL 35040

Property Address address not assigned

Date of Sale 10/5/12
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 17,130.-

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other TAX RECORDS

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 10-5-12

Print Candance S. Johnson
Sign Candance S. Johnson
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1