

11/26/2014 12:49:02 PM FILED/CERT

This Instrument was prepared by: Gregory D. Harrelson, Esq. 15 Southlake Lane, Ste 130 Hoover, AL 35244

Send Tax Notice To: Mark and Abby Johnson 280 Silver Creek 7 Kmy Alabaster, AL 35007

WARRANTY DEED

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

That in consideration of FOURTY TWO THOUSAND and 00/100 Dollars (\$42,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, North Alabama Bank, an Alabama Corporation, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Mark Johnson and Abby Johnson, Husband and Wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 12, according to the Map of Maple Ridge Subdivision, recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2014 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$31,500.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forevever.

And the Grantor does for Grantor and for Grantor's successors and assigns covenant with the said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 22 day of October, 2014.

North Alabama Bank

Terry D. West, Executive Vice President

STATE OF ALABAMA Mudition COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry D. West, whose name as Executive Vice President of North Alabama Bank, 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 the conveyance, he, as such Executive Vice President and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand, this 22 day of October, 2014.

My Commission Expires
Dec 29, 2014

My Commission Expires

NOTARY PUBLIC

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	North Alabama Bank Po Box 669 Hazel Green, AL 3575	Mailing Address	Mark Johnson + Abby Johnson 280 Silver Creek Plkuy Alabaster, AL 35007
Property Address	See Attacked Deed	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$
evidence: (check of Bill of Sale Sales Contract Closing Stater If the conveyance of	nent document presented for recor	ntary evidence is not requir Appraisal Other	red ocumentary ed 20141126000374080 2/2 \$27.50 Shelby Cnty Judge of Probate, AL 11/26/2014 12:49:02 PM FILED/CERT
Grantor's name an	this form is not required. I mailing address - provide their current mailing address.	nstructions ne name of the person or pe	ersons conveying interest
Grantee's name are to property is being	nd mailing address - provide the conveyed.	he name of the person or po	ersons to whom interest
Property address -	the physical address of the p	roperty being conveyed, if a	available.
Date of Sale - the	date on which interest to the p	property was conveyed.	
	ce - the total amount paid for the instrument offered for red		y, both real and personal,
conveyed by the in	e property is not being sold, the strument offered for record. To or the assessor's current man	This may be evidenced by a	n appraisal conducted by a
excluding current uresponsibility of va	ded and the value must be deuse valuation, of the property luing property for property tax of Alabama 1975 § 40-22-1 (h	as determined by the local of a purposes will be used and	ate of fair market value, official charged with the the taxpayer will be penalized
accurate. I further	of my knowledge and belief to understand that any false stated in Code of Alabama 197	tements claimed on this for	ed in this document is true and may result in the imposition
Date 10/24/14		Print Gregory D Har	relsen
Unattested		Sign A D-12	
	(verified by)	(Grantor/Grant	ee/Owner/Agent) circle one Form RT-1