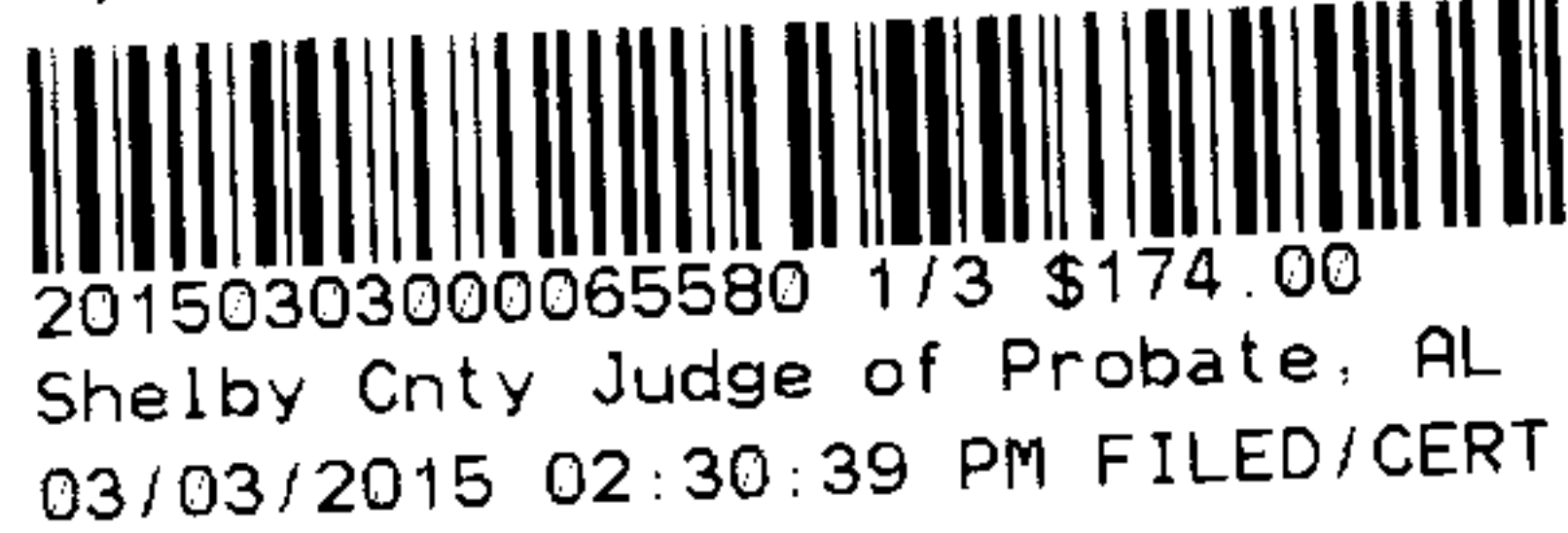


This Instrument Was Prepared By:  
J. Thomas Martin  
Attorney at Law  
P. O. Box 36474  
Birmingham, Alabama 35236



Send Tax Notices To:  
Mark D. Johnston  
6198 Highway 16  
Montevallo, Alabama 35115

**WARRANTY DEED: WITH LIFE ESTATE RESERVATION**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, I, **ROBERT E. JOHNSTON**, an unmarried widower (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **MARK D. JOHNSTON** and **RUTH J. WORSHAM** (herein referred to as Grantees) reserving unto the Grantor a life estate in the following described real estate, situated in Shelby County, Alabama, to-wit:

**See attached Exhibit A.**  
**Subject to all items of record**

Draftsman makes no warranty as to the correctness of the description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements or any other matters affecting title to the premises.

TO HAVE AND TO HOLD unto the said Grantees their heirs and assigns in fee simple forever, subject to the reservation of the life estate of the Grantor.

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

IN WITNESS WHEREOF, I, the Grantor, have hereunto set my hand and seal on this the 2<sup>nd</sup> day of March 2015.

Shelby County, AL 03/03/2015  
State of Alabama  
Deed Tax: \$154.00

**ROBERT E. JOHNSTON**

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that **ROBERT E. JOHNSTON**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2<sup>nd</sup> day of March 2015.

Notary Public  
My Commission Expires: 2/1/16

Exhibit A



20150303000065580 2/3 \$174.00  
Shelby Cnty Judge of Probate, AL  
03/03/2015 02:30:39 PM FILED/CERT

Beginning at the southeast corner of the southeast quarter of the southwest quarter of Section 1, Township 22 south, Range 3 west, Shelby County, Alabama and run thence N 02 40' 16" W along the east line of said quarter-quarter section a distance of 322.50' to a found rebar corner; Thence run N 89 59' 56" W a distance of 1,279.00' to a Found rebar corner on the easterly margin of Shelby County Highway No. 16; Thence run S 02 38' 37" E along said margin of said highway 73.00' to a set capped rebar corner; Thence run S 89 47' 50" E a distance of 337.43' to a set capped rebar corner; Thence run S 03 00' 06" E a distance of 252.84' to a set capped rebar corner on the south line of same said quarter-quarter section; Thence run S 89 43' 48" E along said quarter-quarter line a distance of 940.00' to the point of beginning, containing 7.58 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Robert E. Johnston  
Mailing Address 6174 Hwy 16  
Montevallo, AL 35115

Grantee's Name Mark Johnston / Ruth Warshaw  
Mailing Address 6198 Hwy 16  
Montevallo, AL 35115

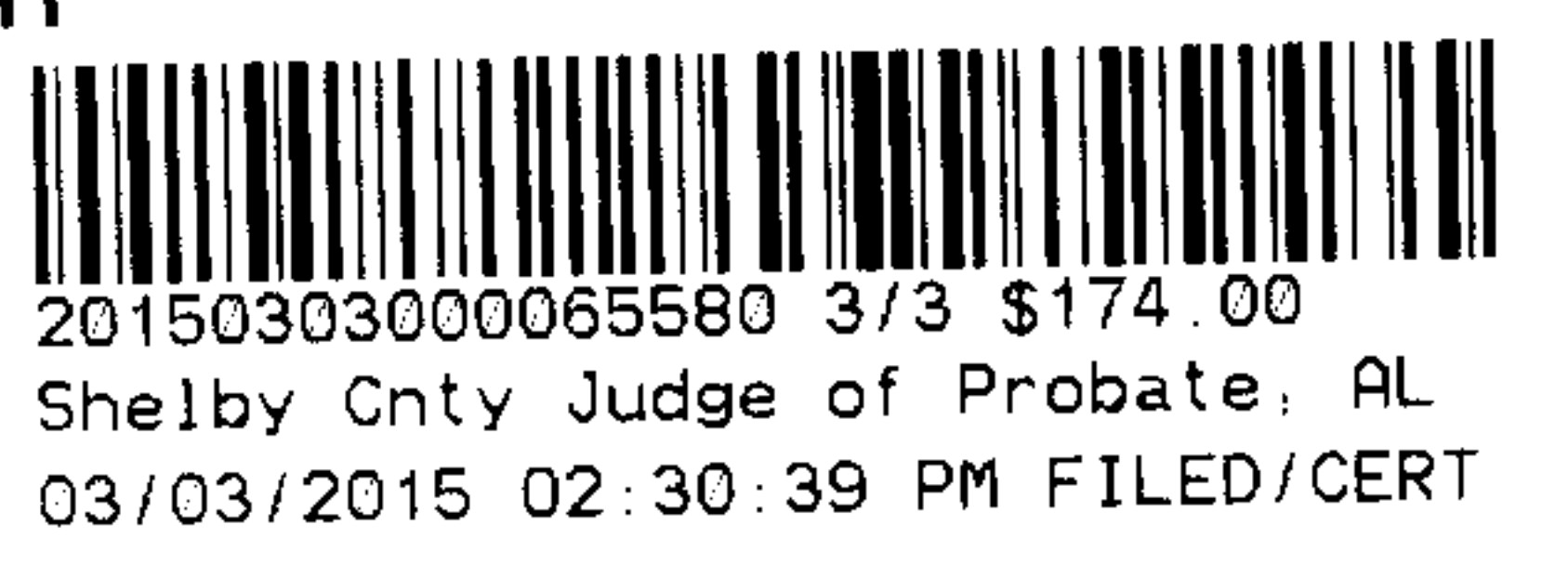
Property Address 6174 Hwy 16  
Montevallo AL 35115

Date of Sale 3-2-2015  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

\* Assessor's Market Value \$303,050 / 153,825.00 (7.58 ac)  
Value on whole 10.13 ac

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 Office



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 3-3-15

Print Mark D. Johnston

Unattested  
(Signature)  
(verified by)

Sign (Signature)  
(Grantor/Grantee/Owner/Agent) circle one