

This Instrument was Prepared by:

Send Tax Notice To: Jimmy E. Johnson
Debbie D. Johnson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

4106 Paradise Lane
Bessemer, AL 35022

File No.: S-15-22496

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Edward M. Ledbetter, a single man, Terry Wayne Ledbetter, a married man, Jimmy Wade Ledbetter, a single man and Bethany Watkins, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jimmy E. Johnson and Debbie D. Johnson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 164, according to the Survey of Alabama Power Company Recreational Cottage Site, Sector 7, as recorded in Map Book 23, Page 28, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein or their spouses.


of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

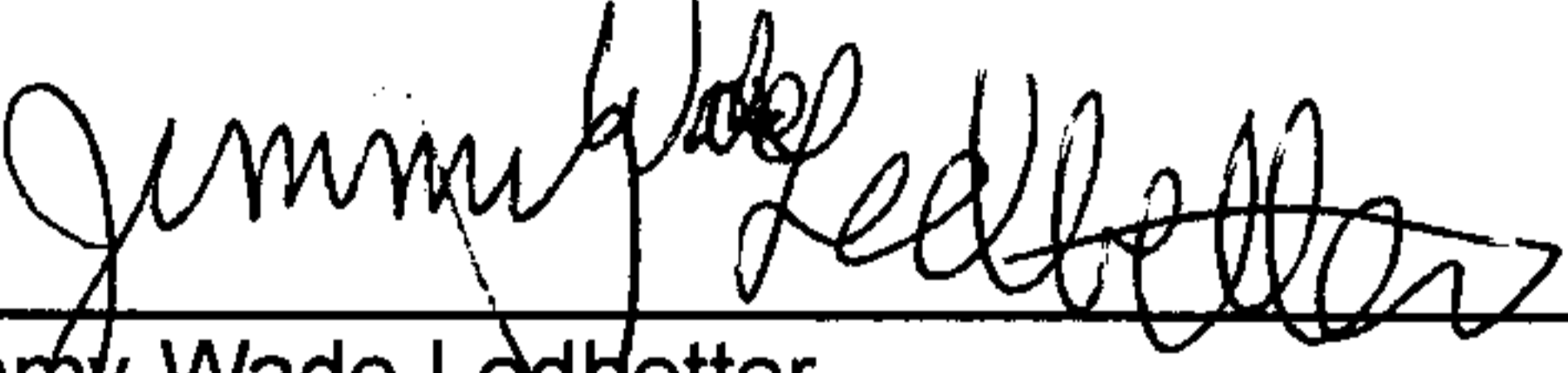
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

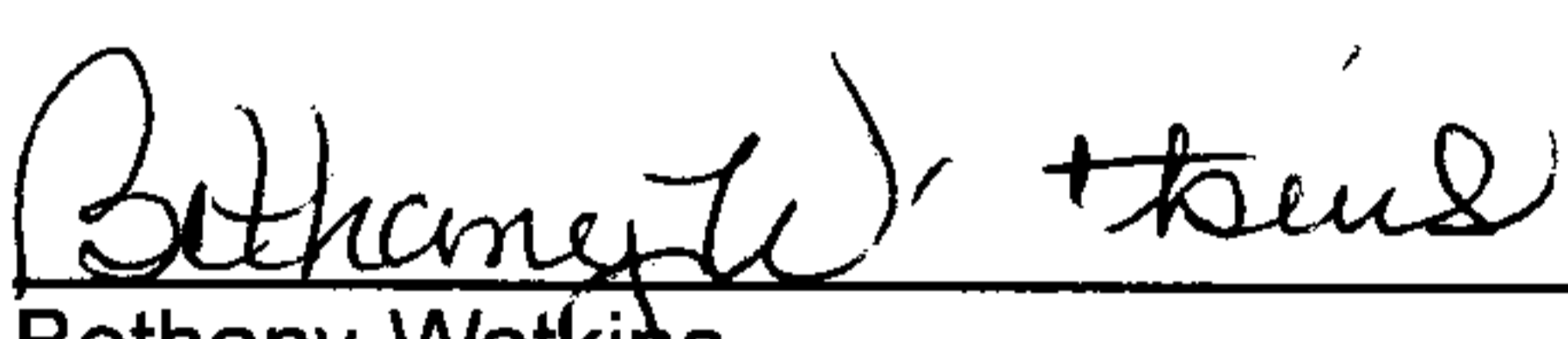
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of October, 2015.


Edward M. Ledbetter


Terry Wayne Ledbetter


Jimmy Wade Ledbetter

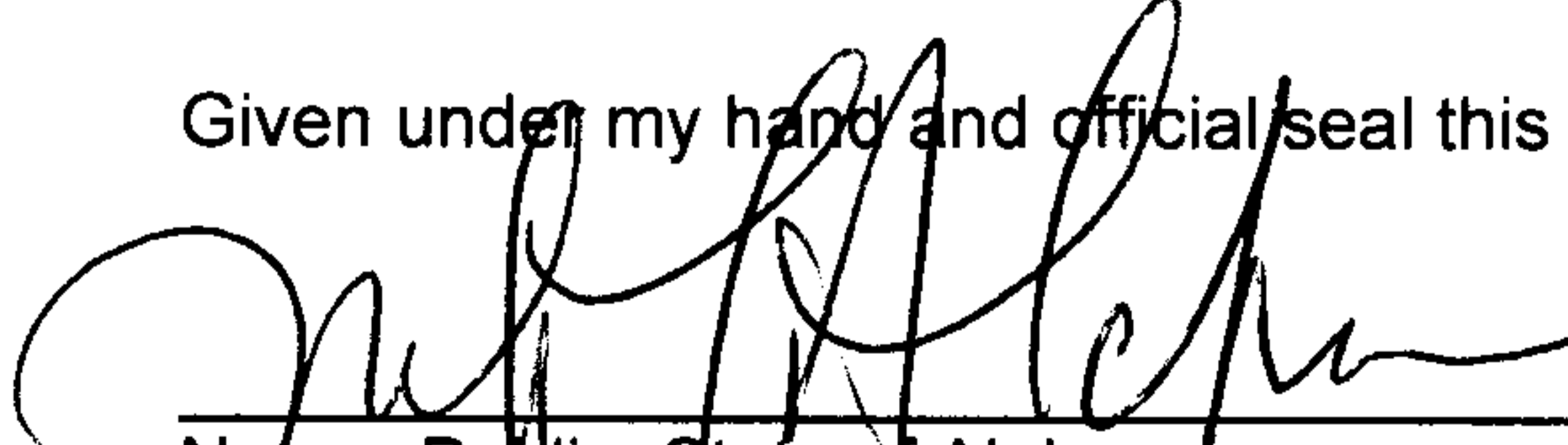

Bethany Watkins

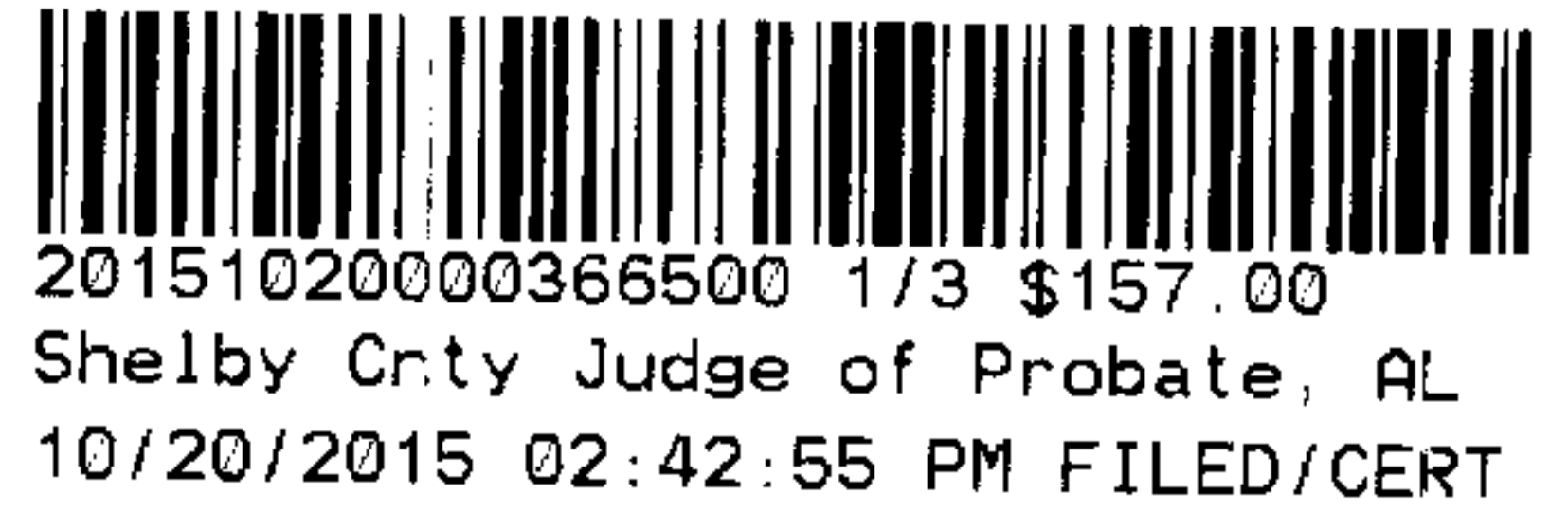
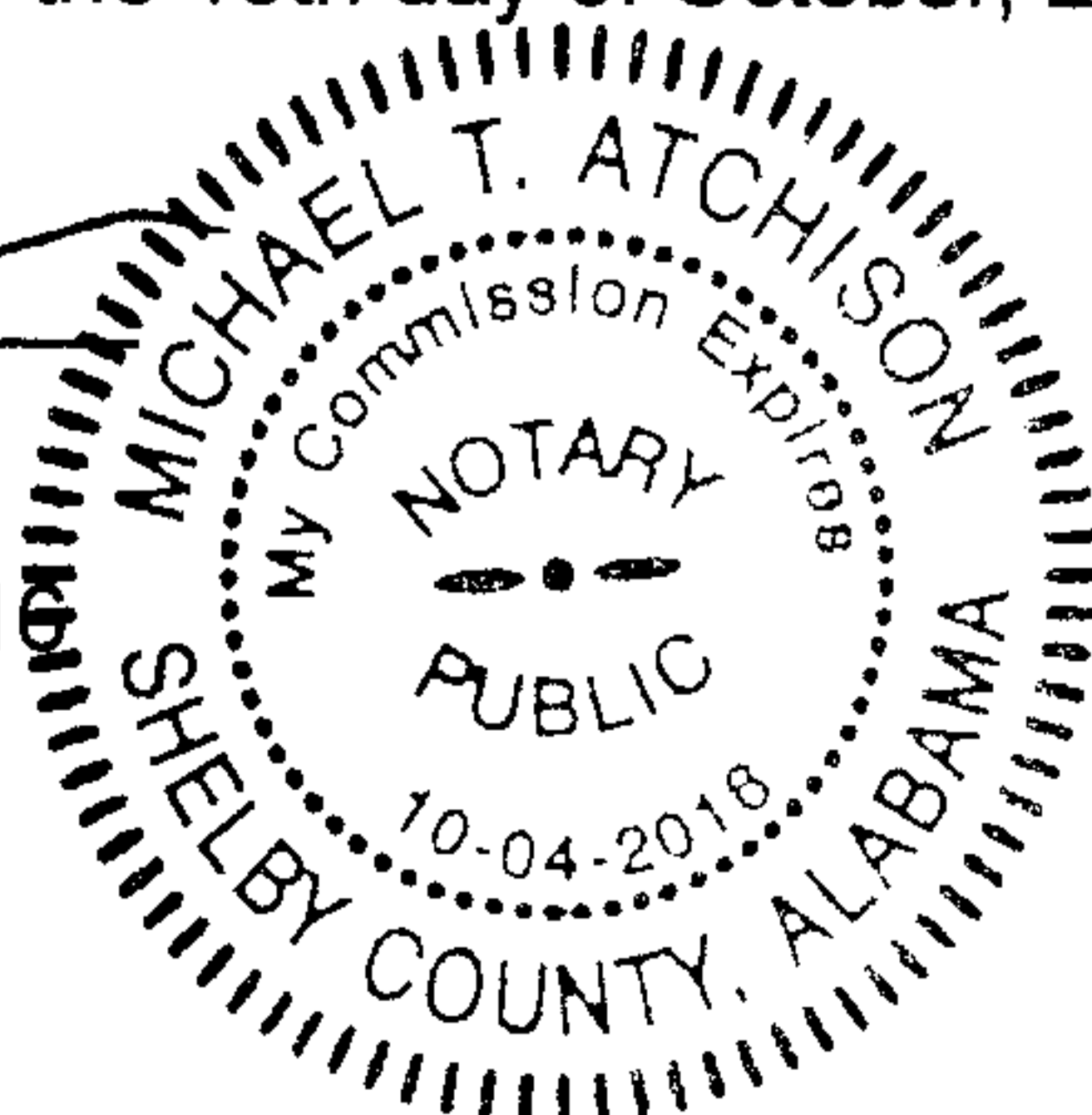
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Edward M. Ledbetter, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of October, 2015.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2018



Shelby County, AL 10/20/2015
State of Alabama
Deed Tax: \$135.00

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terry Wayne Ledbetter**, 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 15th day of October, 2015.

Vicki A. Hobbs

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
August 8, 2018

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jimmy Wade Ledbetter**, 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 15th day of October, 2015.

Vicki A. Hobbs

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
August 8, 2018

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bethany Watkins**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2015.

Vicki A. Hobbs

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
August 8, 2018



20151020000366500 2/3 \$157.00
Shelby Crty Judge of Probate, AL
10/20/2015 02:42:55 PM FILED/CERT

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

Grantor's Name Edward M Ledbetter
Terry Wayne Ledbetter Jimmy. Grantee's Name Jimmy E. and Debbie Johnson
Wade Ledbetter, Bethany Watkins Mailing Address 4106 Paradise Lane
Bessemer, AL 35022

Property Address 385 Tangled Way Date of Sale 10-15-15
Shelby, AL 35143 Total Purchase Price \$ 135,000.00
or
Actual Value _____
or
Assessor's Market Value _____

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 Appraisal
 Sales Contract Other
 Closing Statement

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 of 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 10-15-15

Print Mike T. Atchison

Unattested

AC
(verified by)

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

