


After Recording Send Tax Notice To:

Roberta J. Johnson
752 3rd Street NE
Alabaster, AL 35007

WARRANTY DEED


20160229000062950 1/3 \$115.50
Shelby Cnty Judge of Probate, AL
02/29/2016 02:11:23 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Roberta J. Johnson**, an unmarried woman, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes her homestead, grants, bargains, sells and conveys unto **Roberta J. Johnson and Tara Bacon, Trustees, of the Roberta J. Johnson Trust dated February 22, 2016**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Lot 22, according to the survey of Whitestone Townhomes Phase One, as corrected and re-recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

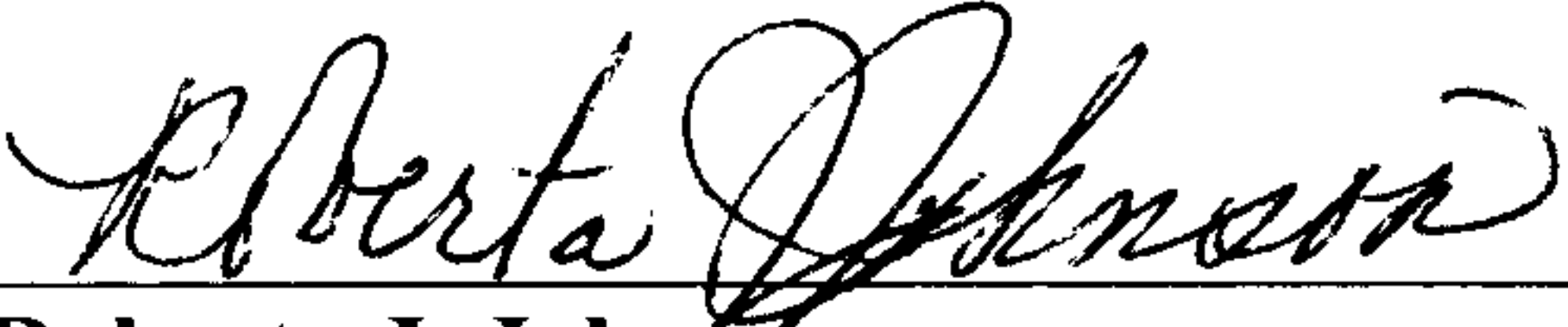
To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.


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

Shelby County, AL 02/29/2016
State of Alabama
Deed Tax: \$94.50

IN WITNESS WHEREOF, **Roberta J. Johnson** has hereunto set his hand and seal this 22nd day of February, 2016.



Roberta J. Johnson


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

COUNTY OF SHELBY

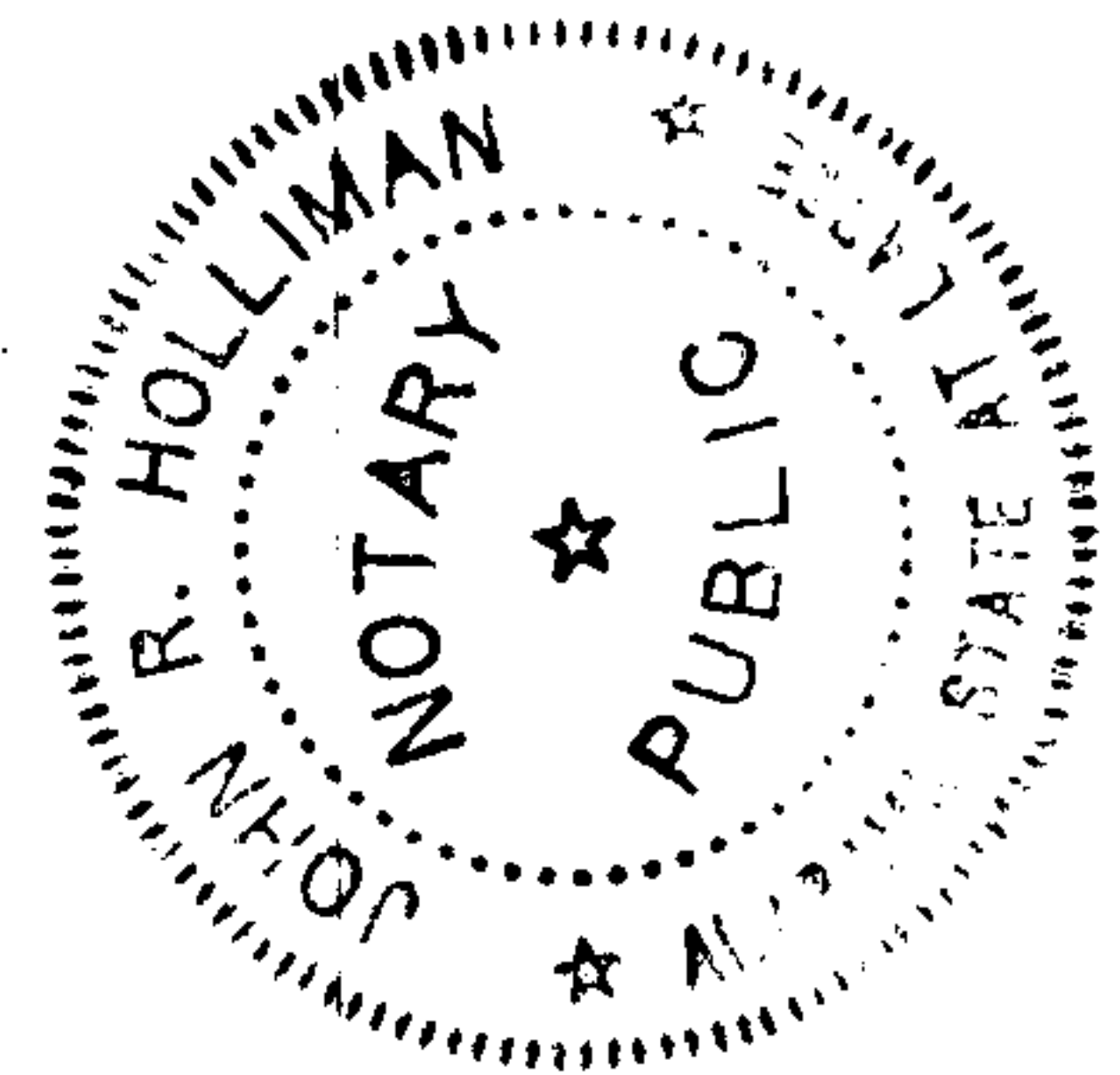
I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Roberta J. Johnson**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 22nd day of February, 2016.



John R. Holliman, NOTARY PUBLIC
My Commission Expires: August 29, 2018

This Document Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281



Real Estate Sales Validation Form

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

Grantor's Name	Roberta J. Johnson
Mailing Address	752 3rd Street NE
	Alabaster, AL 35007

Grantee's Name	Roberta J. Johnson and Tara Bacon,		
Mailing Address	Trustees of the Roberta J. Johnson		
	Trust, dated	February 22, 2016	
	752 3rd St. NE, Alabaster, AL 35007		

Property Address 752 3rd Street NE
Alabaster, AL 35007

Date of Sale	February 22, 2016
Total Purchase Price \$	

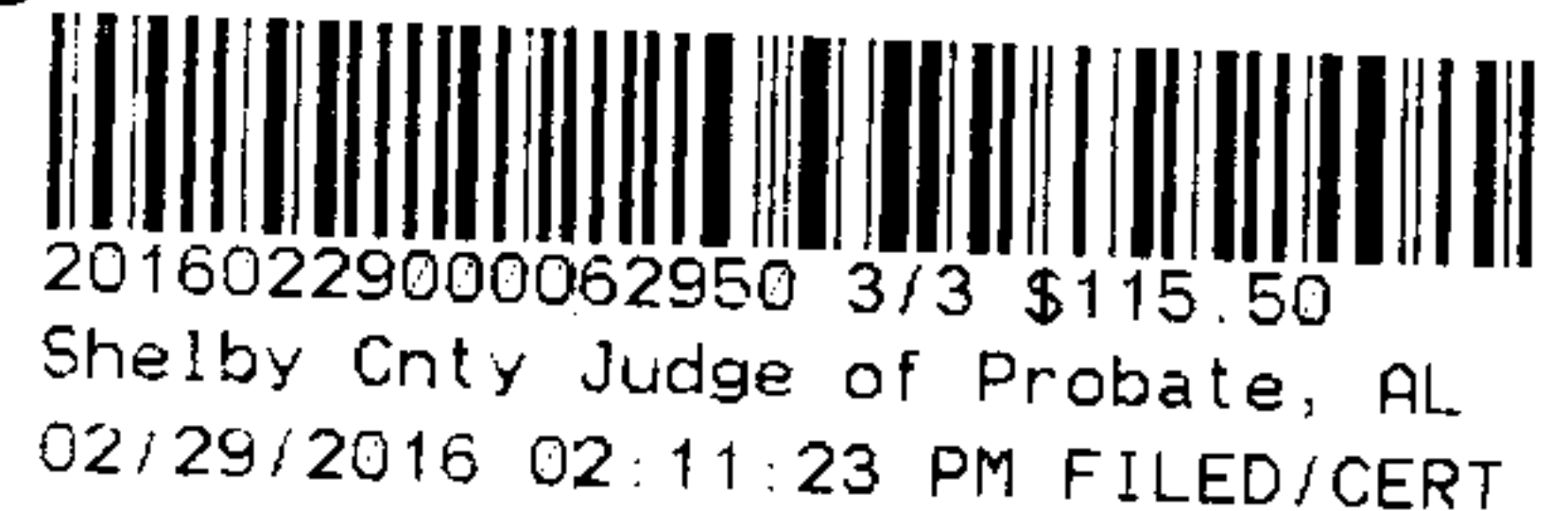
Actual Value or \$

or
Assessor's Market Value \$ 94,300

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



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 _____

Print

_____ Unattested _____
(verified by)

Sign Roberta Johnson
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1