

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice to: Barry K. Johnson
(Name) and Janet L. Johnson
(Address) 8700 Highway 10
Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

20170322000095860 03/22/2017 12:50:28 PM DEEDS 1/2

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Brenda Perry, an unmarried woman, formerly known as Brenda Jarvis**, the "Grantors" herein, in hand paid by **Barry K. Johnson and Janet L. Johnson, as joint tenants with right of survivorship**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title, interest, and claim in or to the following described real estate, to wit:

Lot SE ¼ of SW ¼ 28-21-4W beg SE cor N 660 ft for beg; N 103 ft., W 290 ft., S 103 ft.

Further described as Parcel ID: 24-8-28-0-000-002.001.

Mineral and mining rights excepted.

- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

SOURCE OF TITLE: Deed Book 343, Page 863

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Barry K. Johnson and Janet L. Johnson, as joint tenants, with right of survivorship**, and Grantee's 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 of 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.

Given under my hand and seal this 21st day of March, 2017.

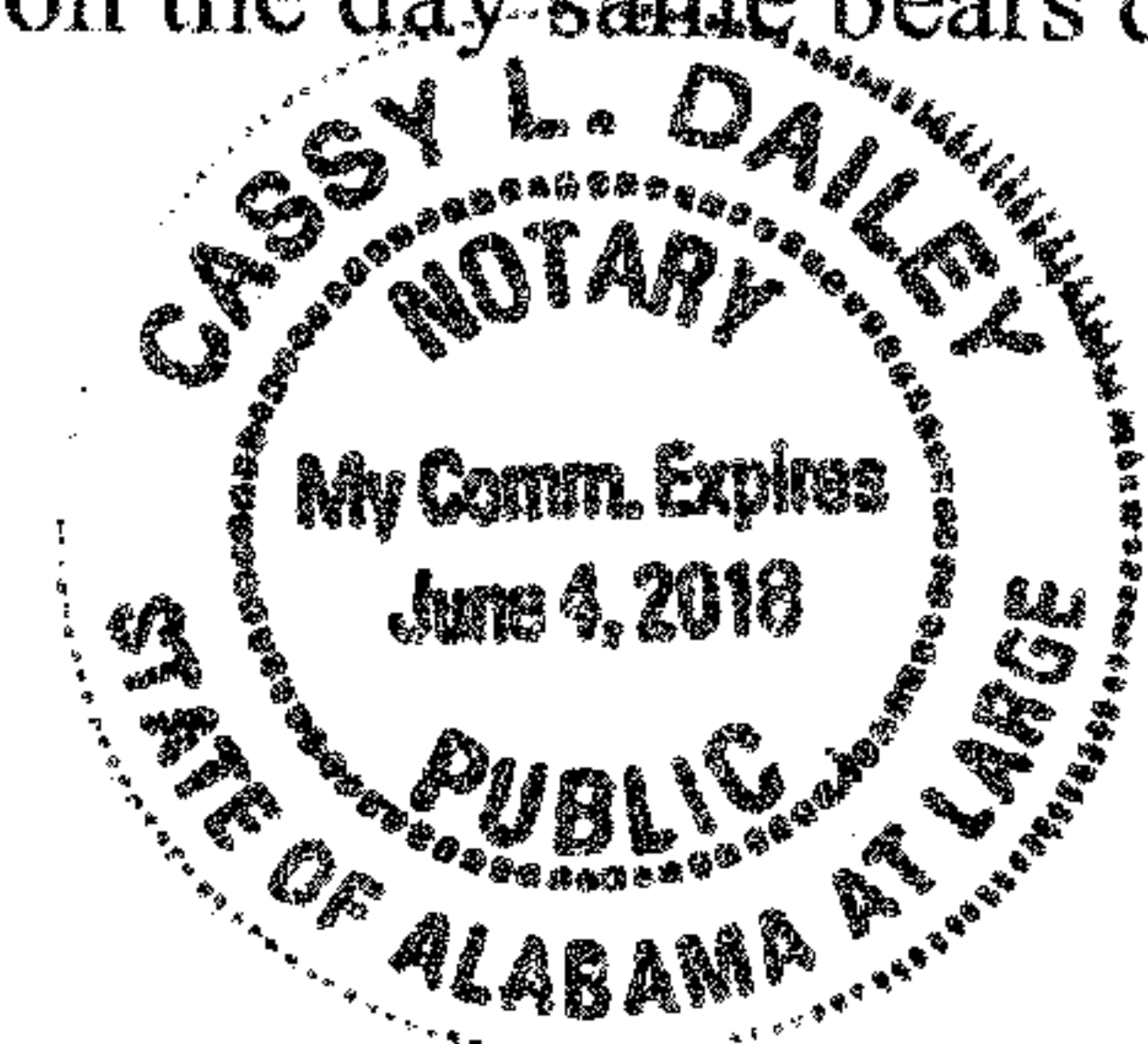
Brenda Perry
Brenda Perry

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda Perry, 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 on the day same bears date.

Given under my hand and official seal on the 21st day of March, 2017.

Cassy L. Dailey
Notary Public
Commission Expires: 6/4/18



Real Estate Sales Validation Form

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

Grantor's Name Brenda Perry
Mailing Address 6056 Highway 10
Montevallo, AL 35115

Grantee's Name Barry K. Johnson and
Mailing Address Janet L. Johnson
8700 Highway 10
Montevallo, AL 35115

Property Address Vacant Land

Date of Sale 3/21/2017

Total Purchase Price \$

or

Actual Value \$

20170322000095860 03/22/2017 12:50:28 PM DEEDS 2/2 or
Assessor's Market Value \$ 1000.00

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 Assessed Value

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 3/21/17

Printed name of grantor/grantee

Unattested

Signature of grantor/grantee

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2017 12:50:28 PM
\$19.00 CHERRY
20170322000095860

Signature of official