

This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney  
(Address) 3512 Old Montgomery Highway, Suite 209  
Birmingham, AL 35209

Send Tax Notice To: Marilyn M. Johnson  
name  
143 Hayesbury Court  
Pelham, AL 35124  
address

WARRANTY DEED-

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighteen Thousand Nine Hundred and No/100 Dollars (\$118,900.00)**  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, **Nikol Whitten, A Single Woman**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Marilyn M. Johnson and Melissa J. Milan, Trustees, or their successors in trust, under the JOHNSON LIVING TRUST, dated April 26, 2012, and any amendments thereto.**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama,  
to-wit:

**Lot 86, according to the Final Plat of Hayesbury Phase 1, as recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.**

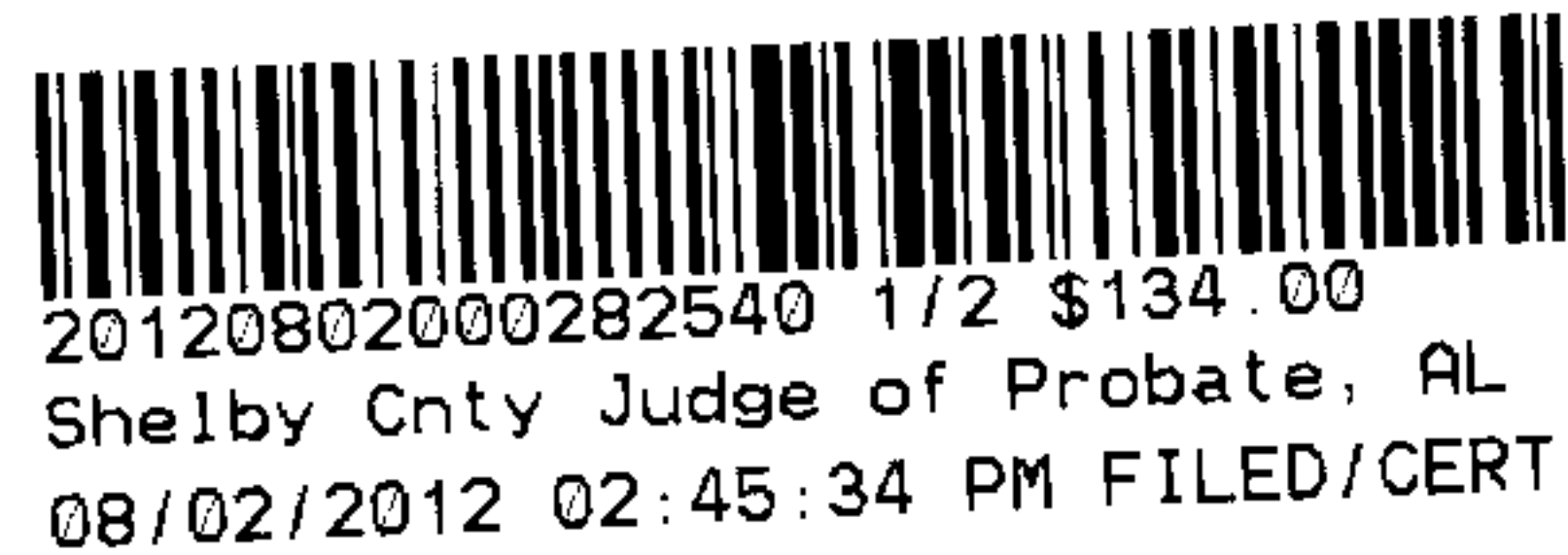
**Minerals and mining rights excepted.**

**Subject to taxes for 2012.**

**Subject to easement(s), building line(s) and restriction(s) as shown on recorded map.**

**Subject to restrictions appearing of record in Inst. No. 2001-27838; Inst. No. 2001-48731 and Inst. No. 2004-50437.**

**Subject to right-of-way as recorded in Inst. No. 2002-18706.**



TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 have hereunto set my hand(s) and seal (s), this 27th day of July, 2012

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)  
**Nikol Whitten**  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Nikol Whitten, A Single Woman whose name(s) 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 hands and official seal this 27th day of July, A.D., 2012

Larry L. Halcomb Notary Public

Shelby County, AL 08/02/2012  
State of Alabama  
Deed Tax:\$119.00

**My Commission Expires: 1/23/14**



**Real Estate Sales Validation Form**

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

Grantor's Name Nikol Whitten  
 Mailing Address 143 Hayesbury Court  
Pelham, AL 35124

Grantee's Name Marilyn M. Johnson and  
Malissa J. Milan, Trustees  
 Mailing Address 143 Hayesbury Court  
Pelham, AL 35124

Property Address 143 Hayesbury Court  
Pelham, AL 35124

Date of Sale 7/27/12  
 Total Purchase Price \$ 118,900.00  
 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  
 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 7/27/12

Print Larry L. Halcomb

Unattested  
 \_\_\_\_\_ (verified by)

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

Form RT-1

  
 20120802000282540 2/2 \$134.00  
 Shelby Cnty Judge of Probate, AL  
 08/02/2012 02:45:34 PM FILED/CERT

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, The Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Larry L. Halcomb whose name(s) is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 27th day of July A.D., 2012

*[Signature]*  
 Carolyn M. Williamson  
 Notary Public

My Commission Expires: 7/24/15