

Send tax notice to:

MICHAEL W. JOHNSON
128 EAGLE COVE DRIVE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012335

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) in hand paid to the undersigned, WESTON HARDING DUNGAN AND WIFE, JODY LEE COOPER (hereinafter referred to as "Grantors") by MICHAEL W. JOHNSON and JANICE O. JOHNSON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


LOT 21, ACCORDING TO THE SURVEY OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENT(S), BUILDING LINES(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TRANSMISSION LINE PERMITS GRANTED ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 205, PAGE 15, AND DEED BOOK 127, PAGES 375 AND 376.
4. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN DEED BOOK 231, PAGE 189.
5. COVENANTS WITH SHELBY COUNTY HEALTH DEPARTMENT RECORDED IN INST. NO. 1998-24888.
6. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20050920000488820; INST. NO. 2006-26202 AND INST. NO. 2006-32055.

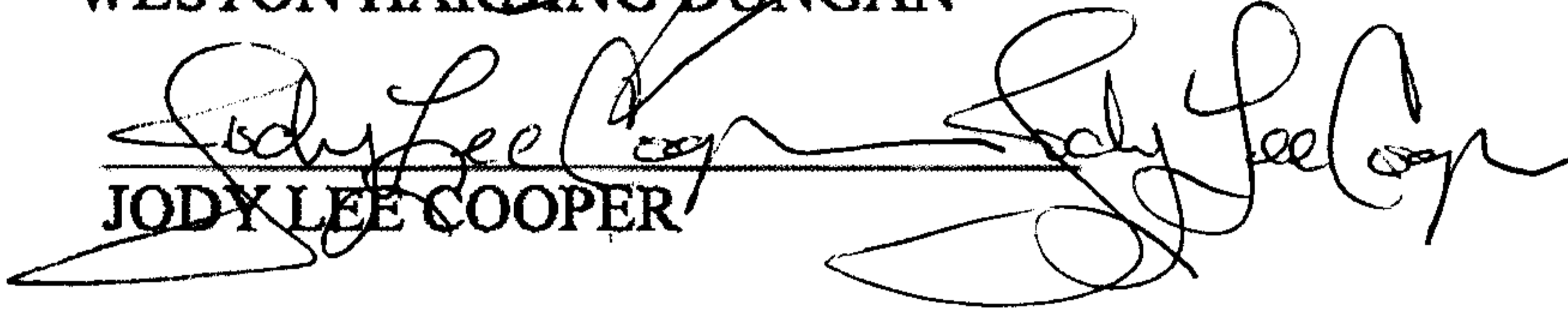
\$ 216,015.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


20120823000315310 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/23/2012 08:51:14 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 18 day of July, 2012.

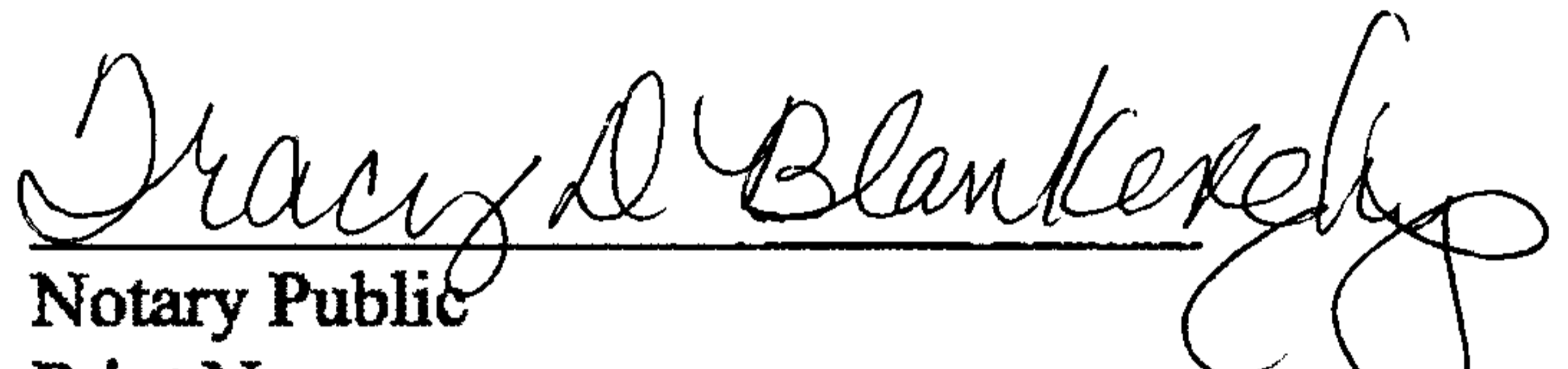

WESTON HARDING DUNGAN


JODY LEE COOPER

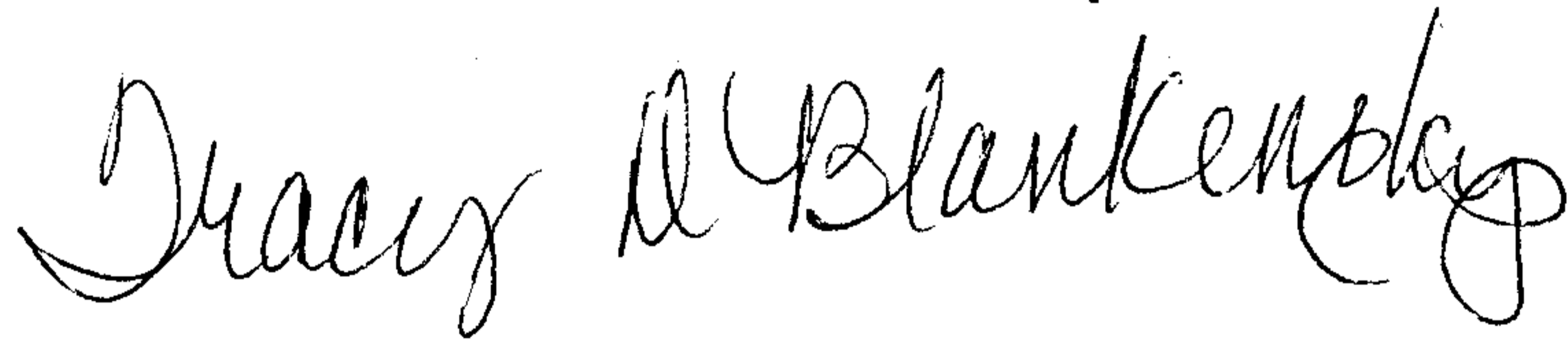
STATE OF KY
COUNTY OF Warren


I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that WESTON HARDING DUNGAN AND JODY LEE COOPER, whose names
are signed to the foregoing instrument, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the said instrument, they executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of July, 2012.


Notary Public
Print Name:
Commission Expires: 7/13/2016

TRACY D. BLANKENSHIP
NOTARY PUBLIC
Kentucky, State at Large
My Commission Expires 07-13-2016




20120823000315310 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/23/2012 08:51:14 AM FILED/CERT

Shelby County, AL 08/23/2012
State of Alabama
Deed Tax: \$4.00

20120823000315310 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/23/2012 08:51:14 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name William Harley Dungen
Mailing Address 4632 Summer Pl PKwy
Bham AL 35244

Grantee's Name Richard W. Johnson
Mailing Address 128 Eagle Cove Drive
Pelham AL 35124

Property Address 128 Eagle Cove Drive
Pelham AL 35124

Date of Sale 7/18/12
Total Purchase Price \$ 220,000.00

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
 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 Julie A. England

Unattested _____

Sign Julie A. England

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21 COUNTY OF SHELBY DAY OF AUGUST, 2012.

Form RT-1

NOTARY PUBLIC