

Send tax notice to:


BARBARA J. REGAN
1909 CHANDABROOK 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

2012535

WARRANTY DEED


20121105000423740 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
11/05/2012 12:40:41 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Two Thousand and 00/100 Dollars (\$172,000.00) in hand paid to the undersigned, ROBERT S. JOHNSON and AMY M. JOHNSON, Husband and Wife (hereinafter referred to as "Grantors") by BARBARA J. REGAN (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF CHAPARRAL THIRD SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 165 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY AS SET FORTH IN DEED BOOK 355, PAGE 249, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY GRANTED TO ALAAMA POWER COMPANY AS SET FORTH IN DEED BOOK 329, PAGE 304.

\$163,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

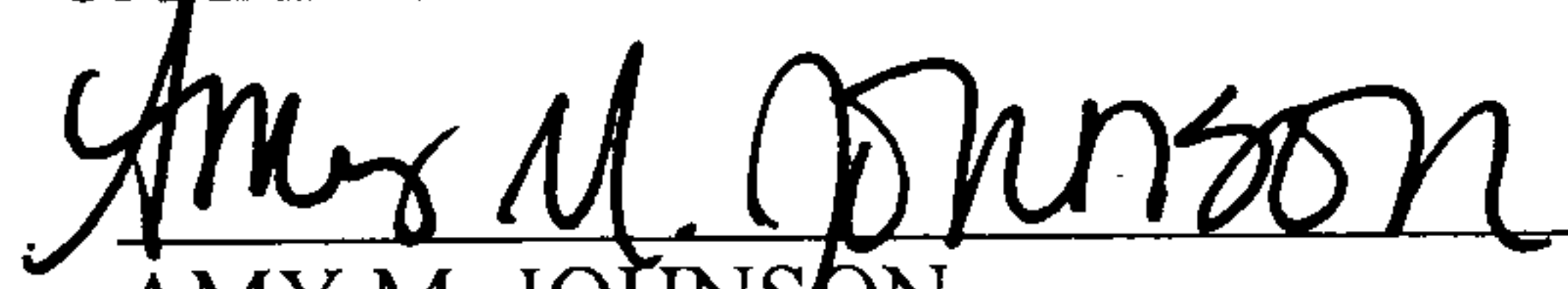
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of October, 2012.



ROBERT S. JOHNSON

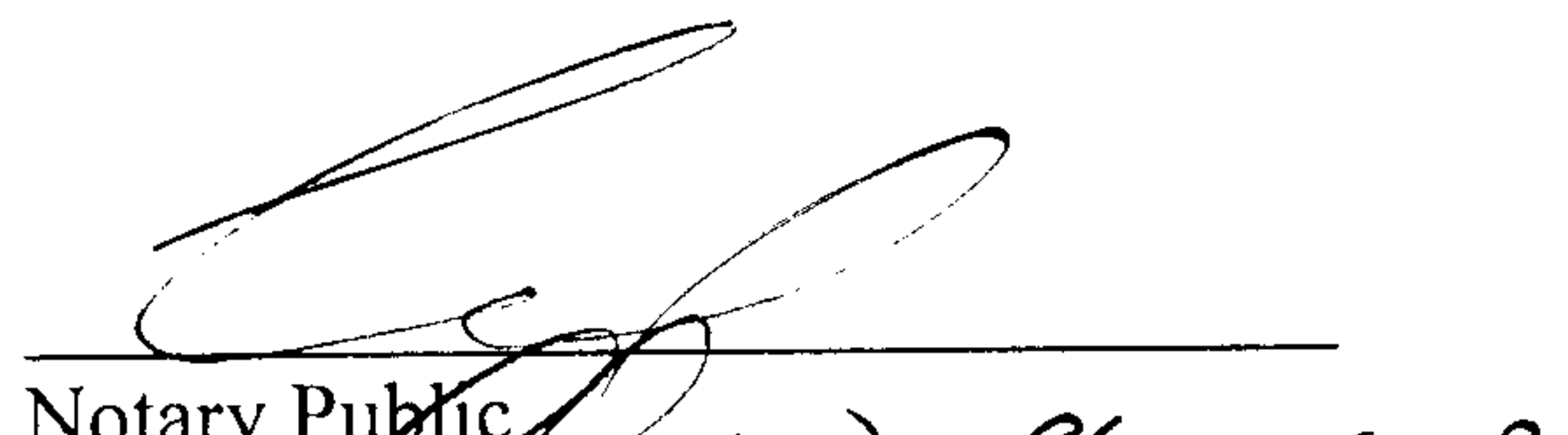


AMY M. JOHNSON

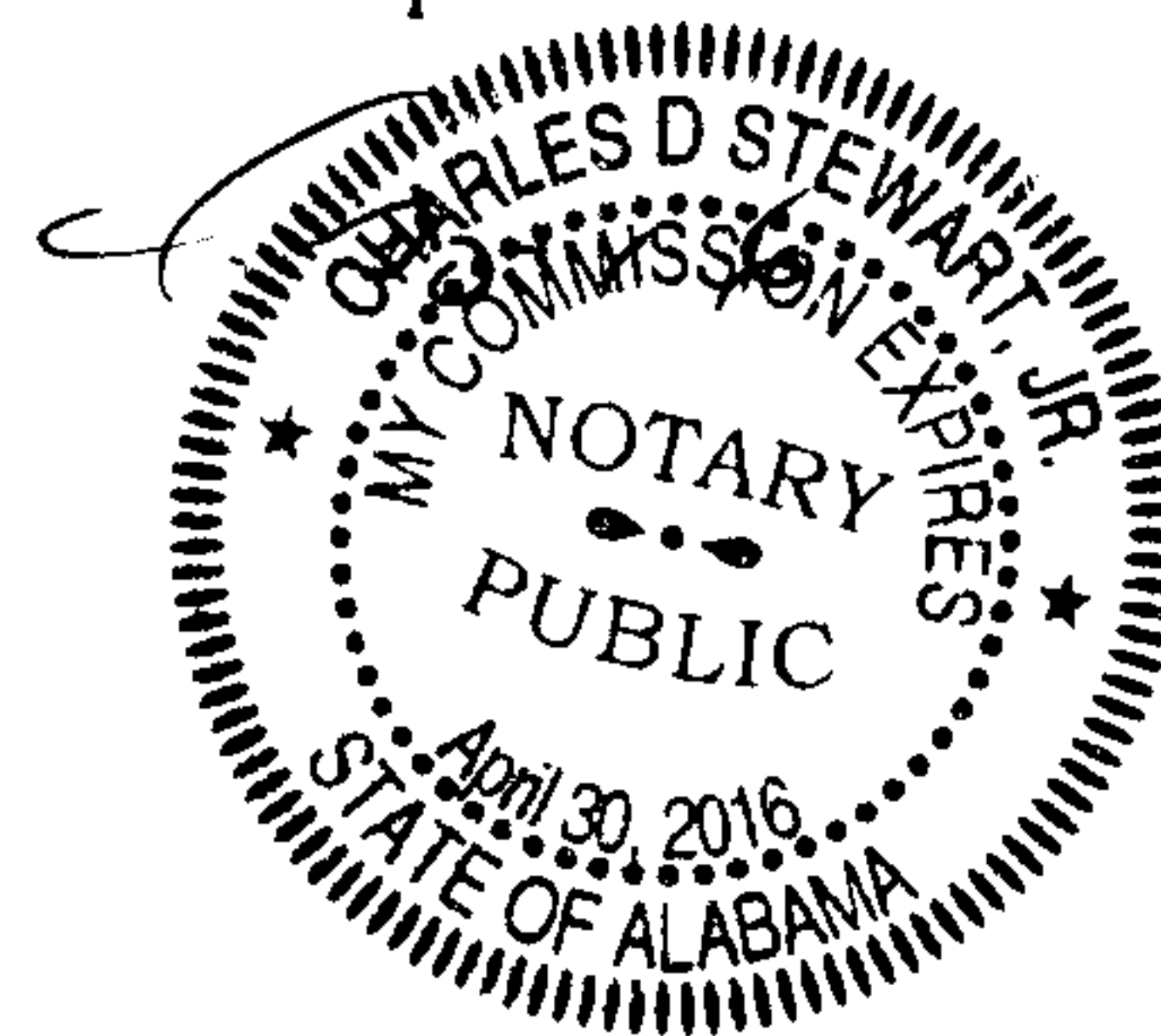
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT S. JOHNSON and AMY M. JOHNSON, 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 29th day of October, 2012.



Notary Public
Print Name: *Charles D. Stewart, Jr*
Commission Expires:



20121105000423740 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
11/05/2012 12:40:41 PM 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
Mailing Address

Robert S. Johnson

Grantee's Name
Mailing Address

Barbara J. Regan
1909 Chandabrook Dr.
Pelham
AL 35124

Property Address

1909 Chandabrook
Pelham
AL 35124

Date of Sale

10-29-12

Total Purchase Price \$

172,000.

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 10-29-12

Print

Robert S. Johnson

Unattested

Sign

[Signature]

(verified by)

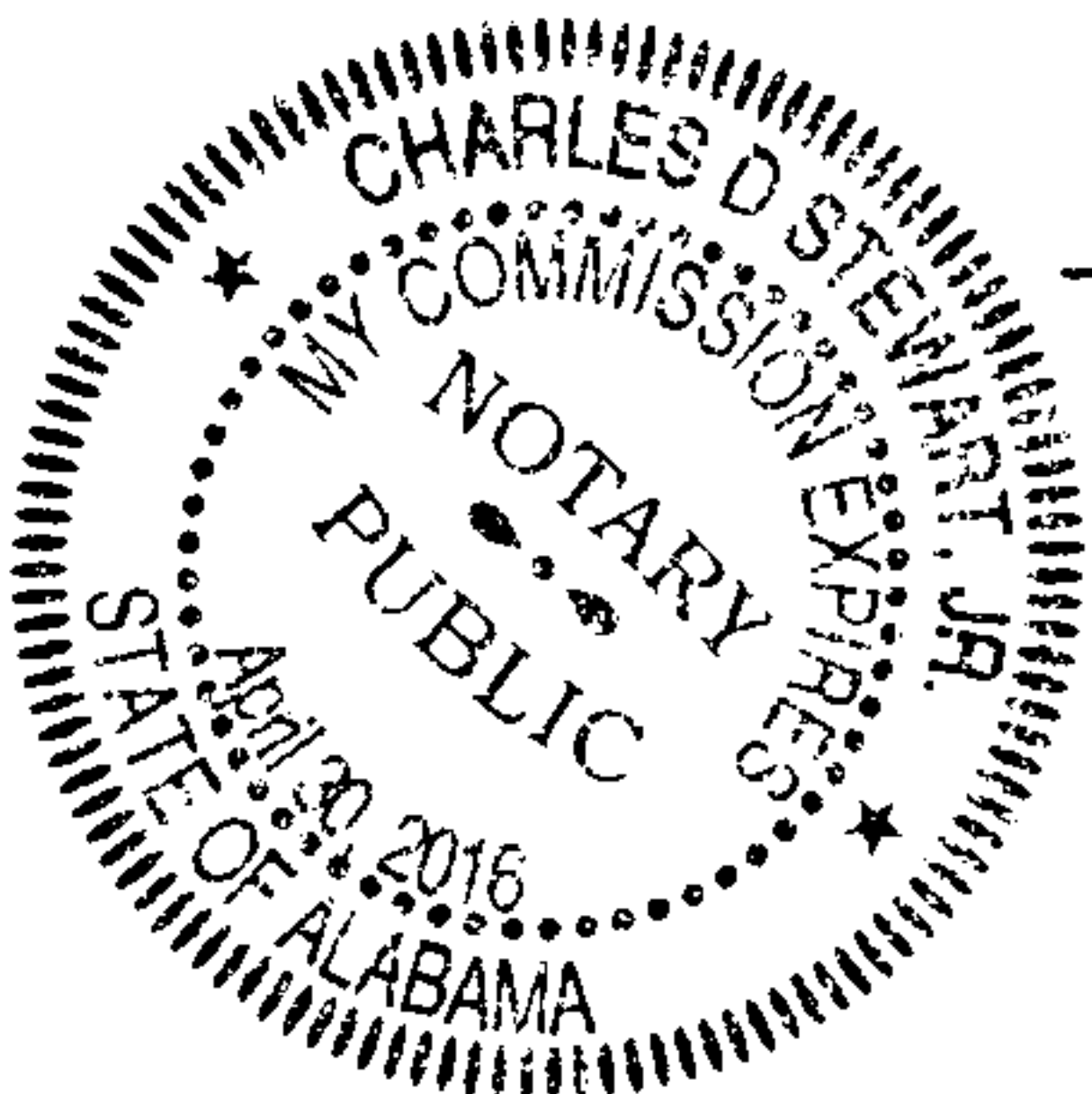
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF October, 2012.



NOTARY PUBLIC



20121105000423740 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
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