

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Antonio Matos
5918 Forest Lakes Cove
Sterrett, Alabama 35147

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**


KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100 (\$165,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **CHRIS JOHNSON, II and BETH JOHNSON, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **ANTONIO MATOS**, (herein referred to as "Grantee"), Grantee's heirs and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 443, according to the Survey of Forest Lakes as recorded in Map Book 34, Page 122 A, B & C in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 34, Page 122 A, B and C.
7. Easement to Alabama Power Company recorded in Book 126, at Page 191; Book 126 at Page 323 and Book 236 at Page 829.
8. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 53, Page 262 and Deed Book 331, Page 262.
9. Easements to Shelby County recorded in Instrument No. 1993-03955; Instrument No. 1993-03957; Instrument No. 1993-03959; Instrument No. 1993-03960; Instrument No. 1993-03961; Instrument No. 1993-03964; Instrument No. 1993-03965; & Instrument No. 1993-03966.
10. Easement recorded in Book 20050204000058230.


20130524000213980 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
05/24/2013 12:14:58 PM FILED/CERT

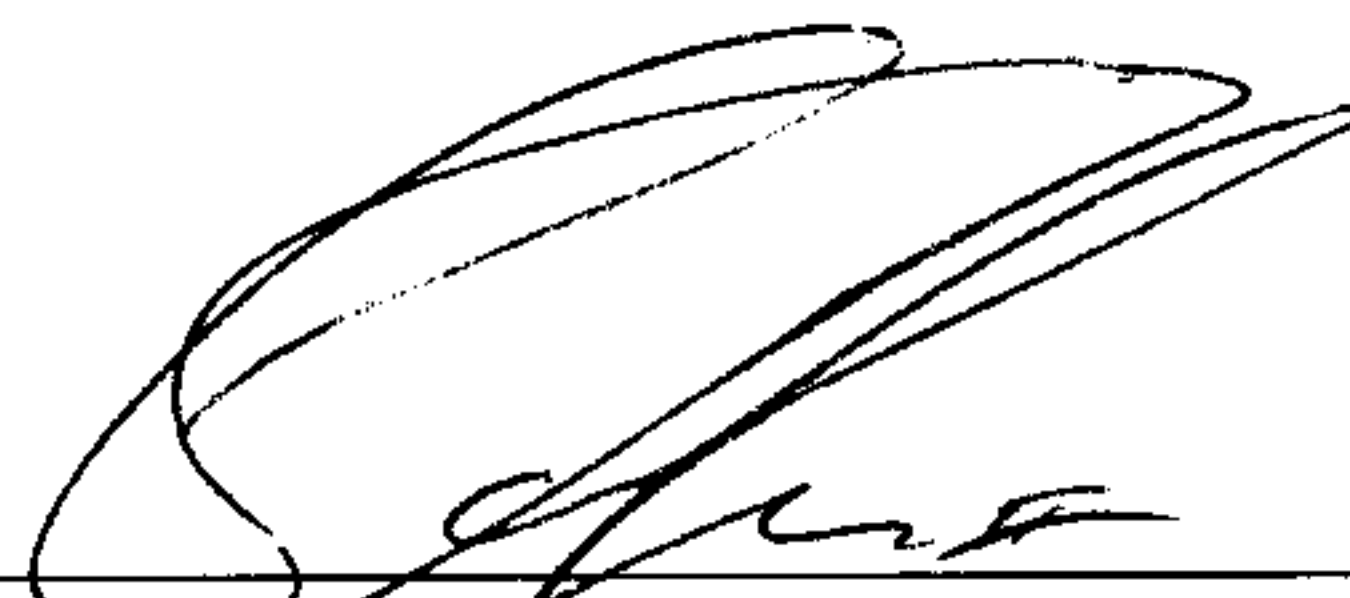
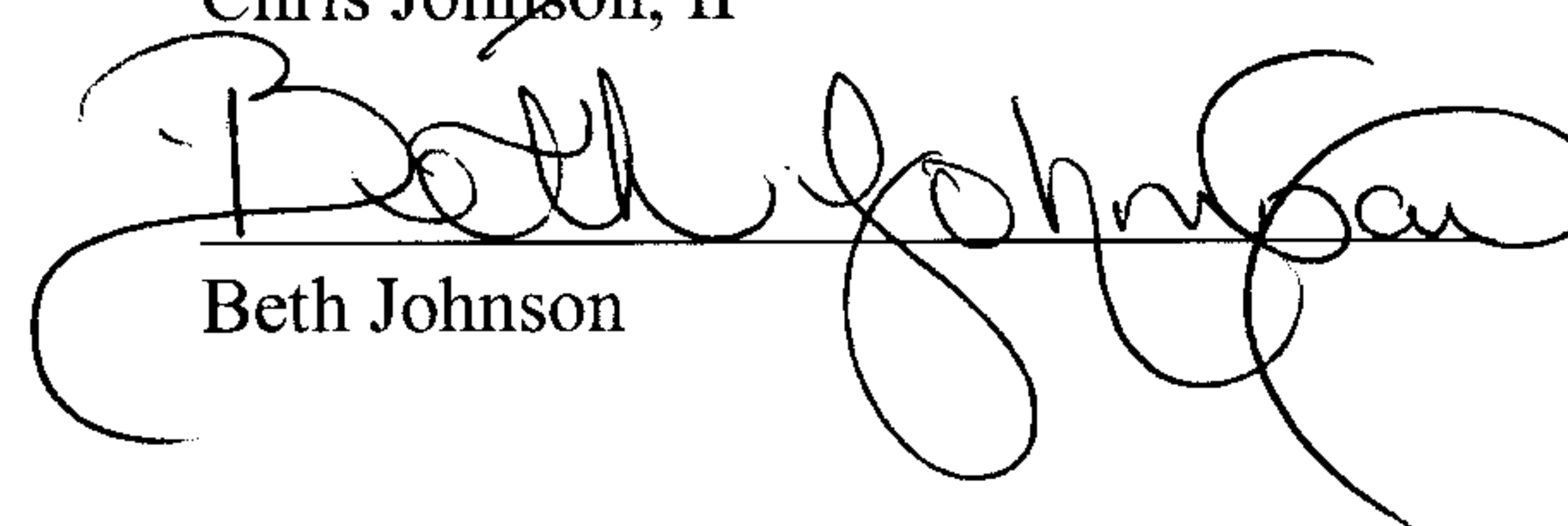
Shelby County, AL 05/24/2013
State of Alabama
Deed Tax: \$9.00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of May 21, 2013.

GRANTORS:


Chris Johnson, II

Beth Johnson

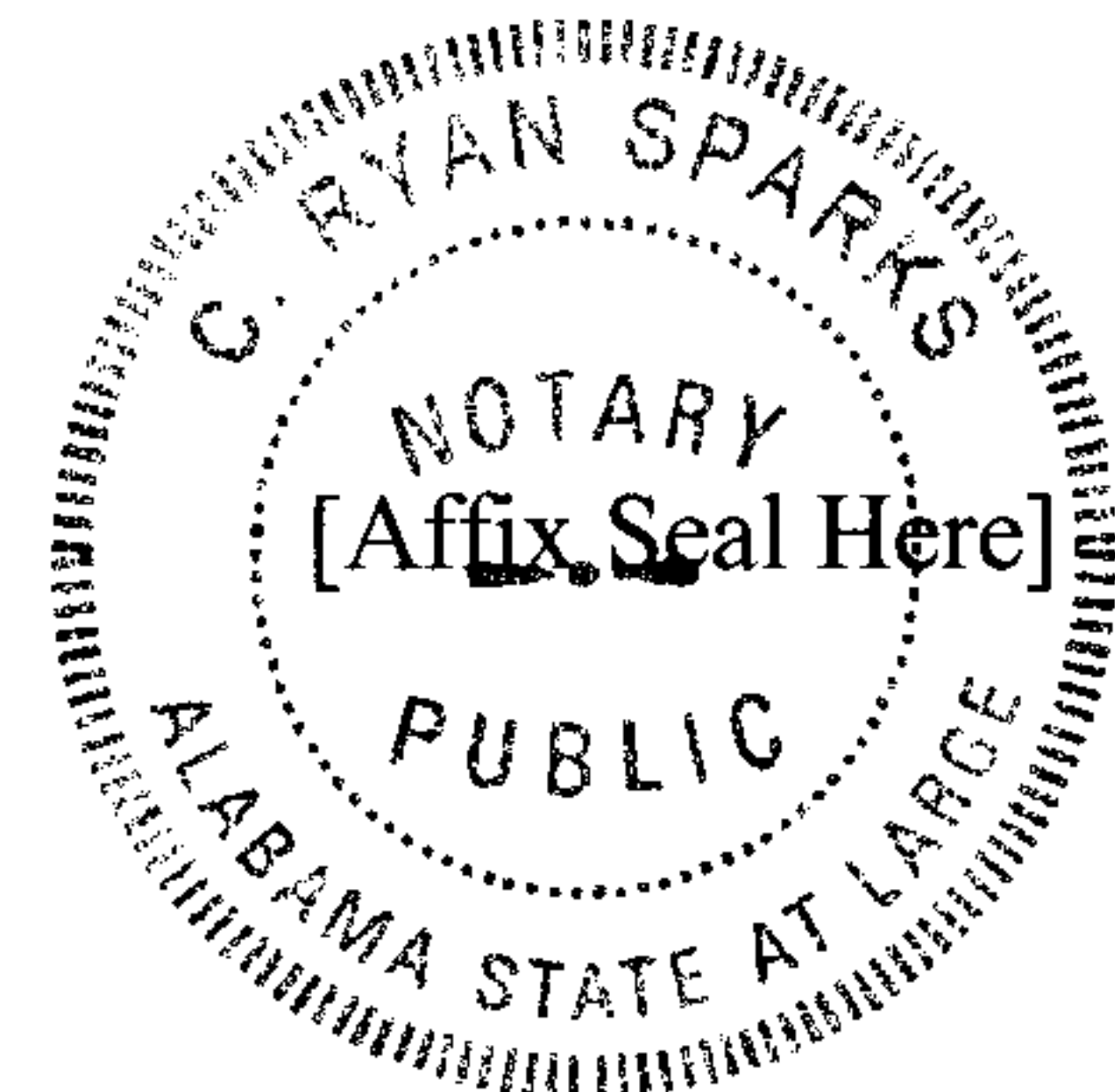
**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Chris Johnson, II and Beth Johnson, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Chris Johnson, II and Beth Johnson each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of May 21, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015




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Real Estate Sales Validation Form

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

Grantor's Name Chris Johnson II Grantee's Name Antonio Motos
Mailing Address 5918 Forest Lakes Cove Mailing Address 5918 Forest Lakes Cove
Stem AL 35147 Stem AL 35147

Property Address 5918 Forest Lakes Cove Date of Sale 5/21/13
Stem AL 35147 Total Purchase Price \$ 165,000

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 C Ryan Sparks

Unattested _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20130524000213980 3/3 \$27.00
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Form RT-1