

THIS INSTRUMENT PREPARED BY:
WEATHINGTON, MOORE, WEISSKOPF & HILL, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
17804 Highway 55
Sterrett, AL 35147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Robert Dalton Johnson, a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Robert Dalton Johnson and Evelyn Johnson** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at an iron stake at the SW corner of Lot of A.A. Johnson and running West along North side of Methodist Church lot 110 yards to an iron stake; thence North 70 yards to an iron stake; thence East 110 yards to an iron stake; thence South 70 yards to an iron stake at point of beginning and being a port of the West half of the SE1/4 of the NW1/4 of Section 19, Township 18, Range 2 East

ALSO part of the West half of the SE1/4 of the NW1/4 of Section 19, Township 18, Range 2 East, described as follows: Commencing at the C.W. Chesser and W.B. Lawley corner running 210 feet North; thence West 210 feet; thence South 210 feet to C.W. Chesser line; thence along the Chesser line East to starting point

ALSO the following parcel of land: Commencing at the NE corner of the Methodist Church lot; thence running East 248 feet; thence South 132 feet to public road; thence West with public road 308 feet; thence North 176 feet to beginning point, being part of the SE1/4 of the NW1/4, Section 19, Township 18, Range 2 East

ALSO beginning at the NW corner of the SE1/4 of the NW1/4, Section 19, Township 18, Range 2 East, running South 1122 feet; thence East 660 feet; thence North 1122 feet; thence West 660 feet to the starting point, containing 17 acres, more or less

Robert D. Johnson and Robert Dalton Johnson are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 10 day of September, 2010.

Robert Dalton Johnson
Robert Dalton Johnson


STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert Dalton Johnson, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of September, 2010.

Janet K. Lhener
Notary Public

My Commission Expires: 6/1/14


20130809000324580 2/3 \$58.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:36:50 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 **Robert Dalton Johnson**
Mailing Address **17804 Highway 55**
Sterrett, AL 35147

Grantee's Name **Robert Dalton Johnson and**
Mailing Address **Evelyn Johnson**
17804 Highway 55
Sterrett, AL 35147

Property Address **Sec. 19, T18, R2E**
Sterrett, Shelby Co.
Alabama

Date of Sale **9/10/2010**

Total Purchase Price \$ **38,000**

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

☐ Sales Contract

☐ Closing Statement

☒ Appraisal

☒ Other

Husband conveying title into himself and wife in joint survivorship

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 **Billy R. Weathington, Jr.**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130809000324580 3/3 \$58.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:36:50 AM FILED/CERT