


SEND TAX NOTICE TO:

James F. Redfield  
105 Narrows Creek Drive  
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

  
20130905000360510 1/3 \$240.00  
Shelby Cnty Judge of Probate, AL  
09/05/2013 10:10:29 AM FILED/CERT

STATE OF ALABAMA:  
JEFFERSON COUNTY:

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED AND NINETEEN THOUSAND, NINE HUNDRED AND NO/100.....(\$219,900.00) Dollars**, to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **J. BRADFORD JOHNSON and SHANNAN A. JOHNSON, Husband and Wife** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **JAMES F. REDFIELD** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

**Lot 42, according to the Amended Map of Narrows Creek, as recorded in Map Book 27, Page 81 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**


Subject to:

1. Taxes for 2013 and subsequent years, not yet due and payable.
2. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
4. Restrictions appearing of record in Inst. No. 2000-36696; Inst. No. 2000-9755; Inst. No. 2001-38329; Inst. No. 2000-17136; Inst. No. 2001-38328; Inst. No. 2002-42418 and Inst. No. 2002-50825.

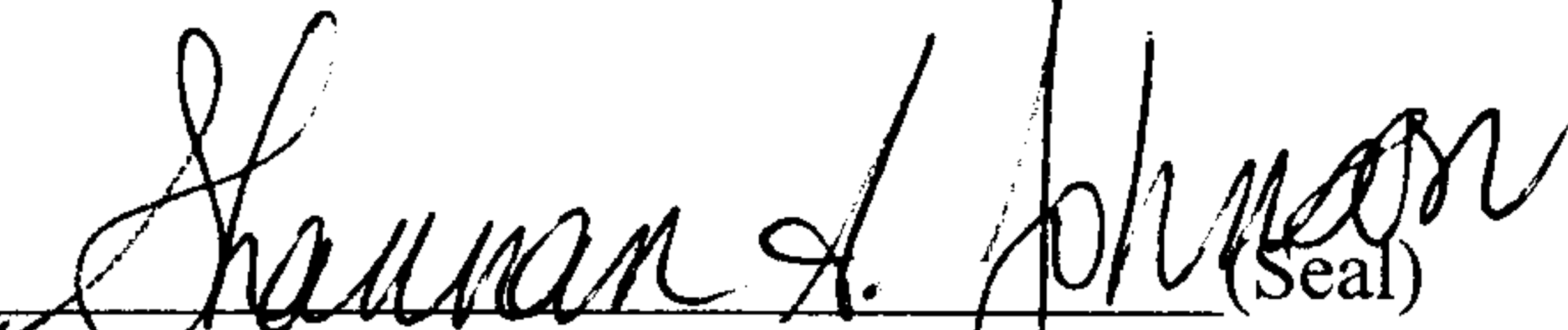
TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3 day of September, 2013.

  
20130905000360510 2/3 \$240.00  
Shelby Cnty Judge of Probate, AL  
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\_\_\_\_\_  
**J. BRADFORD JOHNSON** (Seal)

  
\_\_\_\_\_  
**SHANNAN A. JOHNSON** (Seal)

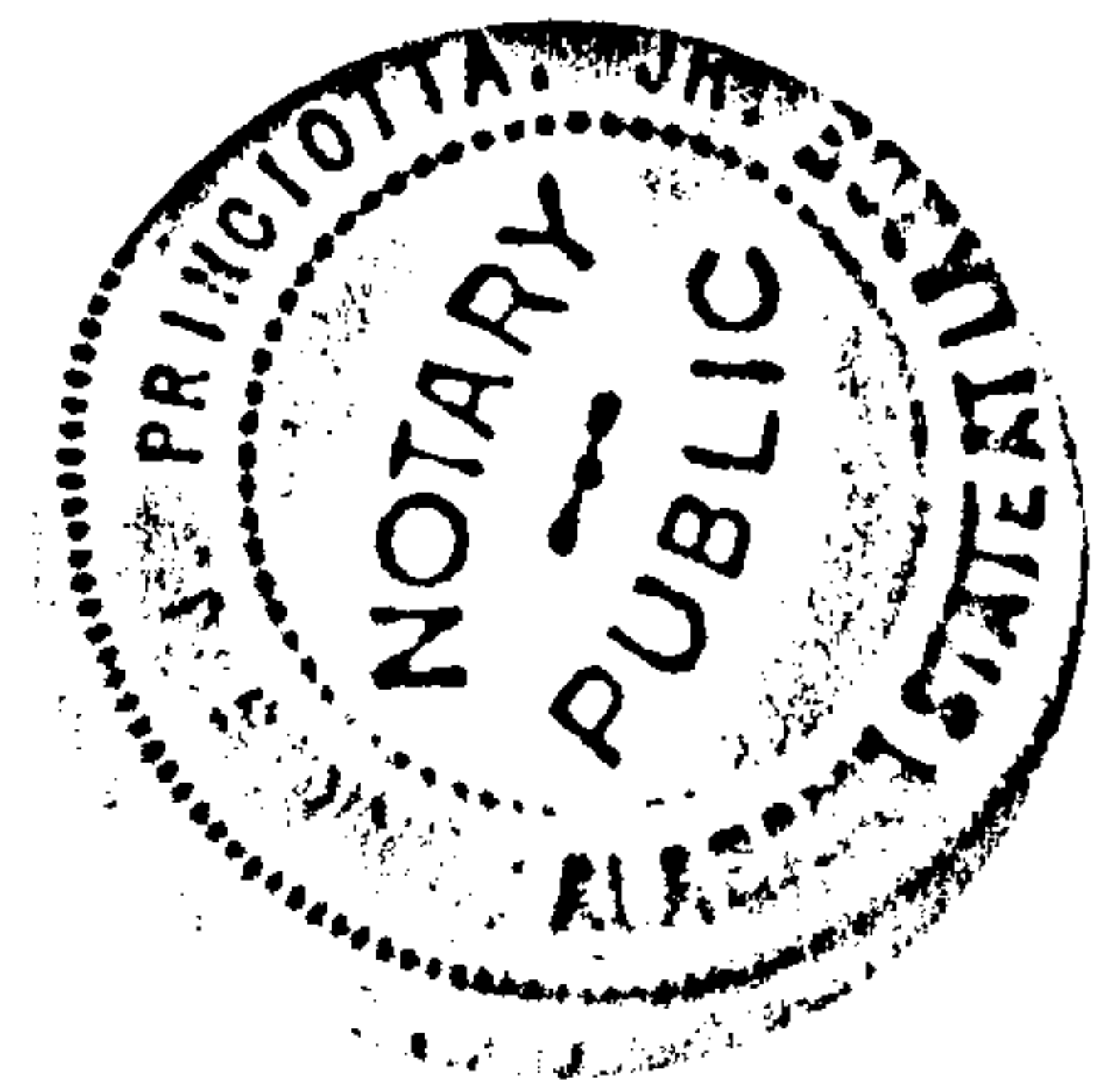
STATE OF ALABAMA:  
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. BRADFORD JOHNSON and SHANNAN A. JOHNSON, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September, 2013.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS





# Real Estate Sales Validation Form

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

Grantor's Name	J. Bradford Johnson	Grantee's Name	James F. Redfield
Mailing Address	Shannan A. Johnson	Mailing Address	105 Narrows Creek Drive
	<i>Shannan A. Johnson</i>		Birmingham, AL 35242
	<i>174 Weststone Crest</i>		
	<i>Birmingham, AL 35242</i>		
Property Address	105 Narrows Creek Drive	Date of Sale	9/3/2013
	Birmingham, AL 35242	Total Purchase Price \$	219,900.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value \$	



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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	9/3/2013	Print	J. Bradford Johnson
<input type="checkbox"/> Unattested		Sign	<i>Shannan A. Johnson</i>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

*J. Bradford Johnson*