

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Brenda J. Johnson
239 Victoria Station
Maylene, AL 35114
20140501000130070
05/01/2014 04:02:29 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-One Thousand And No/100 Dollars (\$151,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Linda Kaye Day, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brenda J. Johnson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

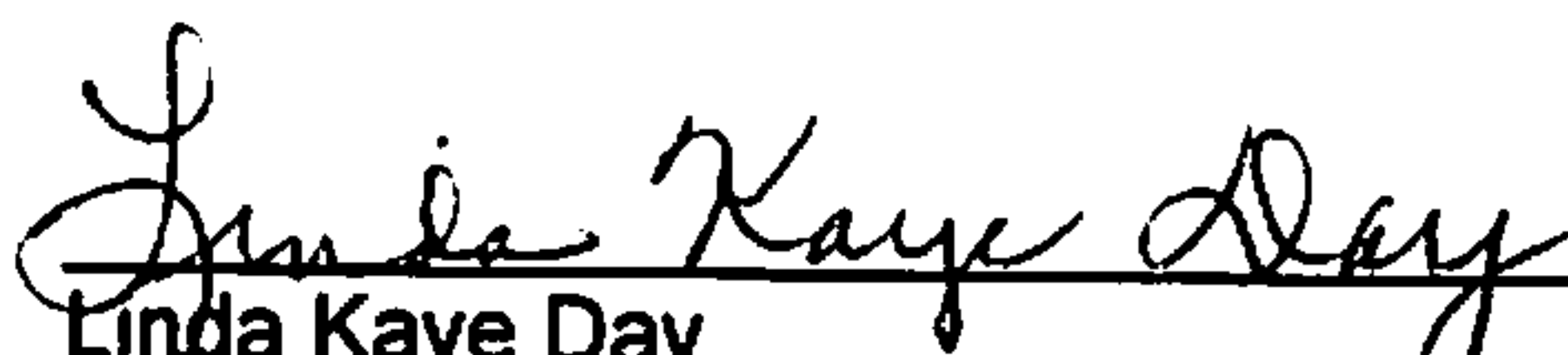
Lot 131, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 3, as recorded in Map Book 26, Page 122, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Forty-Three Thousand Four Hundred Fifty And No/100 Dollars (\$143,450.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 30, 2014.

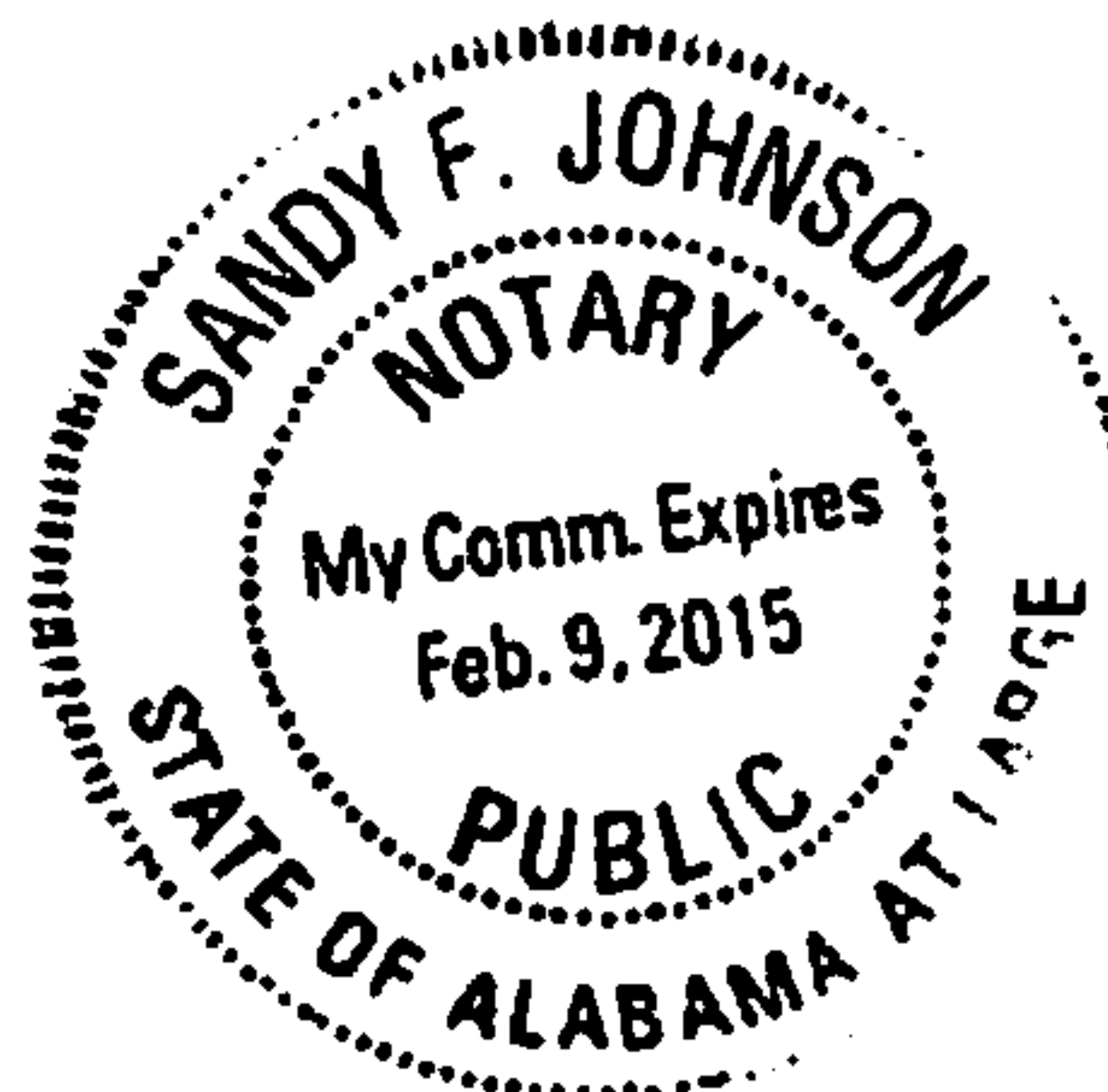

Linda Kaye Day

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Kaye Day, whose name 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 30th day of April, 2014.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Linda Kaye Day
Mailing Address 239 Victoria Station
 Maylene, AL 35114

Grantee's Name Brenda J. Johnson
Mailing Address 137 Heather Ridge Drive
 Pelham, AL 35124

Property Address 239 Victoria Station
 Maylene, AL 35114

Date of Sale	April 30, 2014
Total Purchase Price	\$151,000.00
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	☐ 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 - Linda Kaye Day, 239 Victoria Station, Maylene, AL 35114.

Grantee's name and mailing address - Brenda J. Johnson, 137 Heather Ridge Drive, Pelham, AL 35124.

Property address - 239 Victoria Station, Maylene, AL 35114

Date of Sale - April 30, 2014.

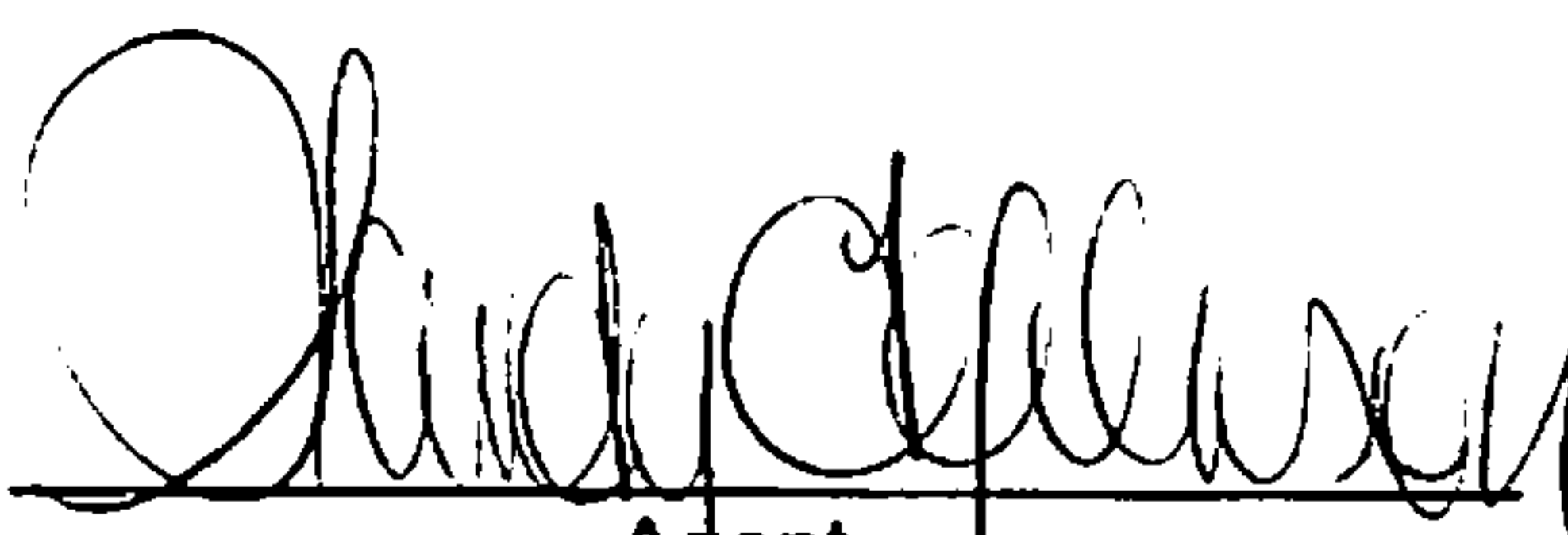
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: April 30, 2014

Sign 
Agent

20140501000130070 05/01/2014 04:02:29 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2014 04:02:29 PM
\$25.00 CHERRY
20140501000130070

