

20140502000130460 1/4 \$113.00
Shelby Cnty Judge of Probate, AL
05/02/2014 11:10:46 AM FILED/CERT

71530
WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ninety Thousand Dollars (\$90,000.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged I, **Victor Johnson, a married man, joined herein by his spouse Donna Johnson**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **David Johnson, an unmarried man**, (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to wit:

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO WIT:

LOT 12, ACCORDING TO THE SURVEY OF BERRYHILL, 3RD SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID(s): 23-2-03-4-001-046.179

For ad valorem tax purposes only, the address for the above described property is 132 Berryhill Drive, Alabaster, AL 35007.

This being the same property conveyed to grantor herein in deed recorded in Instrument Number 20120625000223610.

This document was prepared as Scrivener only. We make no representation as the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

To Have and to Hold to the said grantee, his assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/02/2014
State of Alabama
Deed Tax: \$90.00

IN WITNESS WHEREOF, I have hereunto set my hands and seal this the 20 day of February, 2014.

Donna Johnson
Donna Johnson

STATE OF Alabama)
COUNTY OF Shelby)

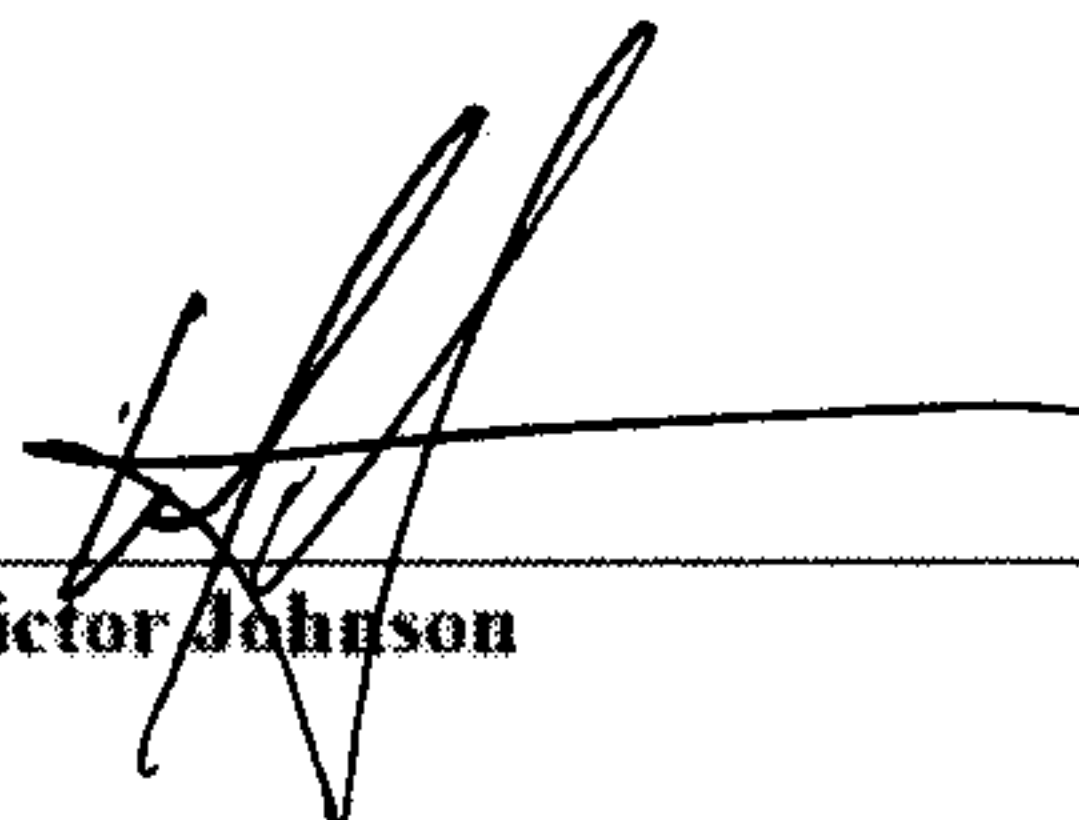
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Victor Johnson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, executed the same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

Given under my hand and official seal this the 20 day of February, 2014.

Julie Crozier
NOTARY PUBLIC
My Commission Expires: JAN 17th 2018


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IN WITNESS WHEREOF, I have hereunto set my hands and seal this the 20 day of February, 2014.

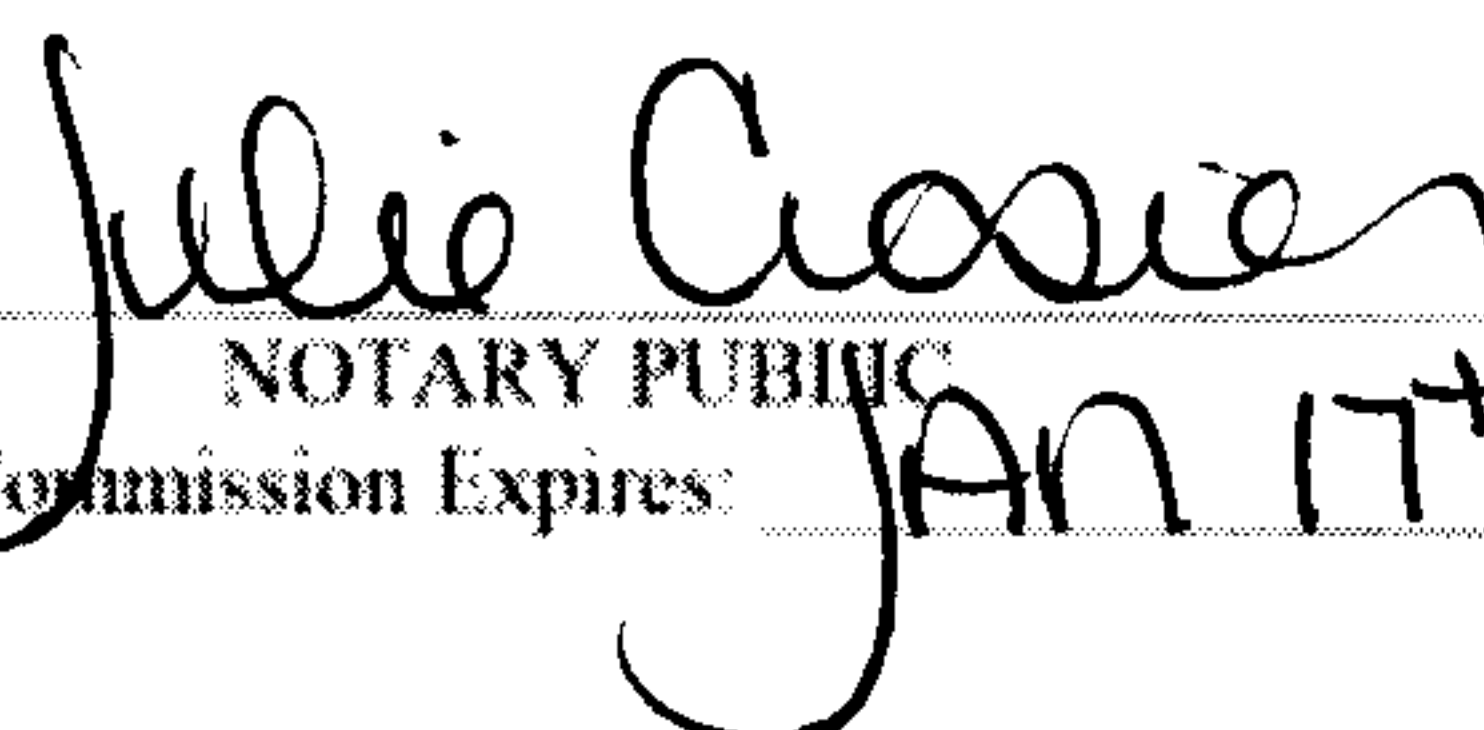


Victor Johnson

STATE OF Alabama)
COUNTY OF Shelby)

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

Given under my hand and official seal this the 20 day of February 2014.



NOTARY PUBLIC
My Commission Expires: JAN 17th 2018

THIS INSTRUMENT PREPARED BY: April Smith
Battaglia Law Office, LLC 7088 Sydney Curve, Montgomery, Alabama 36117

After Recording Return to:
United Lender Services, Corp.
ATTN: RECORDING
1000 Commerce Drive, Suite 110
Park Place One
Pittsburgh, PA 15275
866-902-7569
File No. 71530



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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 Victor and Donna Johnson
Mailing Address 313 12th Street SW
Alabaster AL 35007

Grantee's Name David Johnson
Mailing Address 132 Berryhill Drive
Alabaster AL 35007

Property Address 132 Berryhill Drive
Alabaster AL 35007

Date of Sale Feb 20, 2014
Total Purchase Price \$ 90,000.00
or
Actual Value \$
or
Assessor's Market Value \$ 156,400.00

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 Warranty Deed
☐ 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 4-30-2014

Print Heather Holmes

☐ Unattested
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

