

**This instrument was prepared by:**

**Mitchell A. Spears  
Attorney at Law  
P O Box 119  
Montevallo AL 35115  
1-205-665-5076**

**Send Tax Notice to: Keith Johnson  
Sandy Johnson  
737 Hwy. 42  
Calera, AL 35040**

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**Warranty Deed, Jointly For Life With Remainder To Survivor**

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**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**That, in consideration of NINTY FIVE THOUSAND and 00/100 DOLLARS (\$95,000.00), to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,**

**Charles Poskey, an unmarried man, whose address is P. O. Box 204, Saginaw, Alabama 35137**

**(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto**

**Keith Johnson and wife, Sandy Johnson, whose address is 737 Highway 42, Calera, Alabama 35040**

**(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, the following described real estate situated in SHELBY County, Alabama, the address of which is 737 Highway 42, Calera, Alabama 35040, to-wit:**

Begin at the NE corner of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the Point of Beginning; thence South 03 degrees, 03 minutes, 17 seconds East, a distance of 1482.52 feet to a point on the North R.O.W. line of Shelby County Highway 42, said point also being a non-tangent curve to the right, having a radius of 1060.00, a central angle of 12 degrees, 31 minutes, 31 seconds and subtended by a chord which bears North 79 degrees, 18 minutes, 05 seconds West, and a chord distance of 231.26 feet; thence along the arc of said curve and said R.O.W. line, a distance of 231.72 feet; thence North 02 degrees, 29 minutes, 35 seconds West and leaving said R.O.W. line, a distance of 811.66 feet; thence South 87 degrees, 32 minutes, 15 seconds West, a distance of 210.00 feet; thence South 02 degrees, 37 minutes, 59 seconds East, a distance of 122.48 feet; thence South 87 degrees, 28 minutes 42 seconds West, a distance of 210.35 feet; thence North 02 degrees, 28 minutes, 57 seconds West, a distance of 779.07 feet; thence South 88 degrees, 59 minutes, 48 seconds East, a distance of 361.71 feet to the POINT OF BEGINNING.

**SOURCE OF TITLE: Book 154, Page 476.**

Shelby County, AL 05/07/2014  
State of Alabama  
Deed Tax: \$10.00

**SUBJECT TO:**

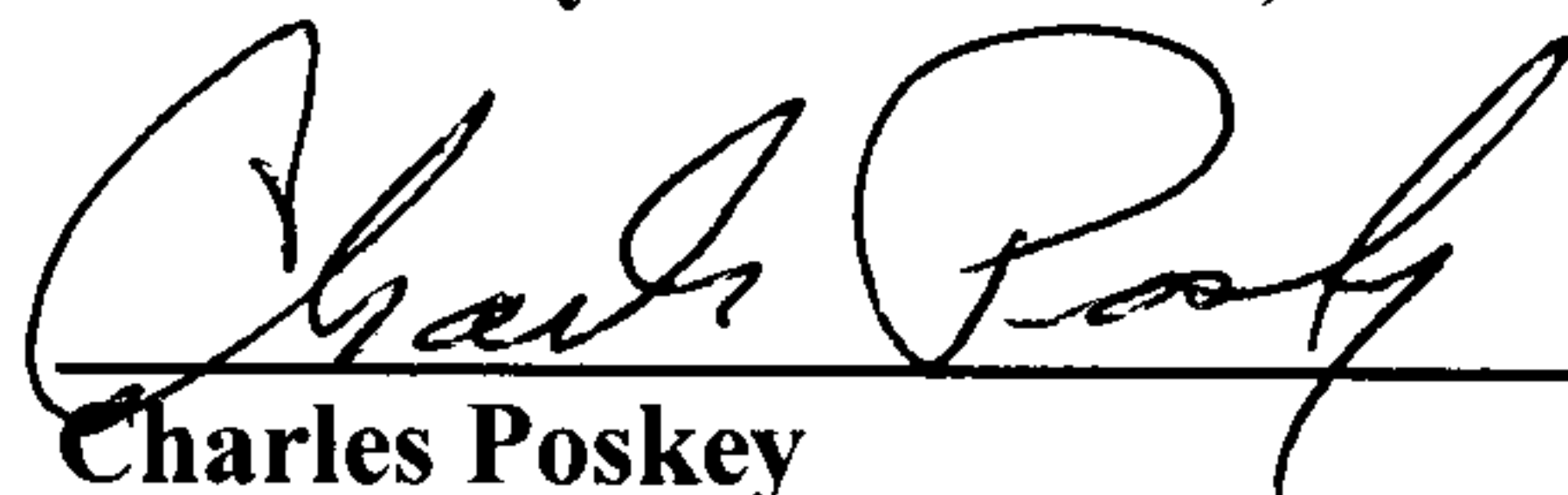
- Taxes for 2013 and subsequent years.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
- Any portion of subject Land lying in any road right of way.
- Right-of-way to Shelby County recorded in Book 239, Page 846.
- Right-of-way to Alabama Power Company recorded in Book 141, Page 412 and Book 208, Page 659.
- PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK IN THE AMOUNT OF THE SUM OF \$85,000.00, EXECUTED ON EVEN DATE HEREWITH.

**SUSAN POSKEY, A GRANTEE UPON THE ABOVE REFERENCED SOURCE OF TITLE DIED ON MAY 2, 2007, LEAVING THE OTHER JOINT GRANTEE, CHARLES POSKEY, TO SURVIVE HER.**

**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.**

**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.**

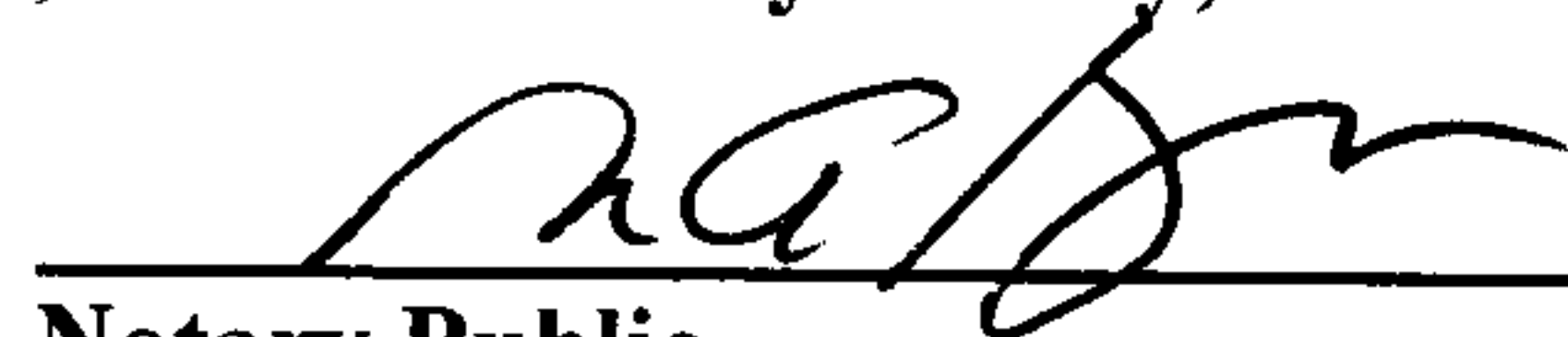
**IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of May, 2014.**

  
Charles Poskey

**STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )**

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

**Given under my hand and official seal, this the 6th day of May, 2014.**

  
Notary Public  
My Commission Expires: 07/31/14



# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Charles Poskey  
Mailing Address P. O. Box 204  
Saginaw, AL 35137

Grantee's Name Keith and Sandy Johnson  
Mailing Address 737 Highway 42  
Calera, AL 35040

Property Address 737 Highway 42  
Calera, AL 35040  
Shelby County, Alabama

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 95,000.00  
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  
☐ Sales Contract  
☒ Closing Statement  
☐ Appraisal  
☐ Other \_\_\_\_\_

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.

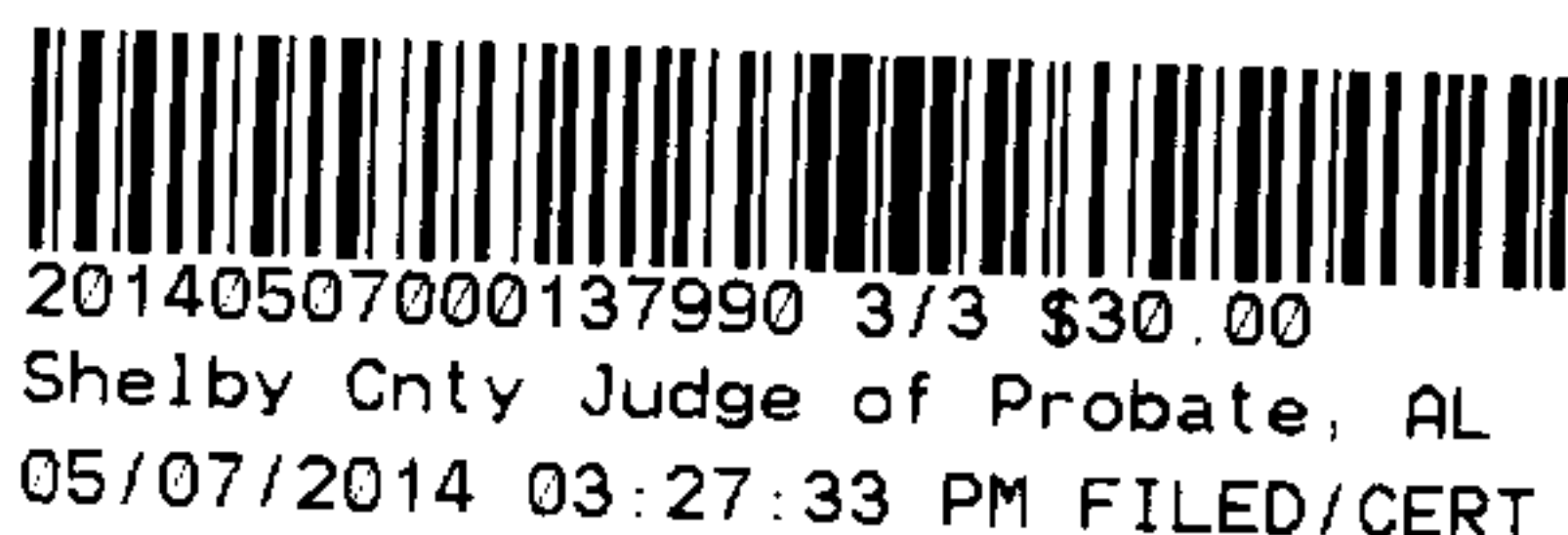
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

Print Charles Poskey  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA )  
COUNT OF SHELBY )

Sworn to and subscribed before me this the 6th day of May, 2014.



[Signature]  
Notary Public  
My commission expires: 07/31/17