

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

**SEND TAX NOTICE TO:**  
Elizabeth Smith  
1077 S Hampton Pl  
Birmingham, AL 35242

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Three Hundred Twelve Thousand And No/100 Dollars (\$312,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, David H. Johnson and wife, Leigh P. Johnson (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Elizabeth Smith and Robert G. Smith (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 85, according to the Survey of The Village at Highland Lakes, Regent Park neighborhood, Phase Two, an Eddleman Community, as recorded in Map Book 38, page 125, in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and master protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park neighborhood, recorded as Instrument #20070223000084910, in the Probate Office of Shelby County, Alabama, together with all amendments thereto.

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.

Two Hundred Eighty Thousand Eight Hundred And No/100 Dollars (\$280,800.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 9, 2014.

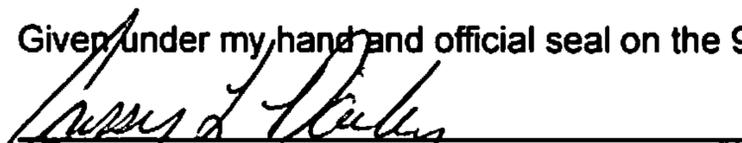
  
\_\_\_\_\_  
David H. Johnson

  
\_\_\_\_\_  
Leigh P. Johnson

STATE OF ALABAMA            )  
SHELBY COUNTY                )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David H. Johnson and Leigh P. 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, they executed the same on the day same bears date.

Given under my hand and official seal on the 9th day of July, 2014.

  
\_\_\_\_\_  
Notary Public  
Commission Expires:



20140729000233300 07/29/2014 03:22:05 PM DEEDS 2/3

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

Grantor's Name David H. Johnson and Leigh P. Johnson

Grantee's Name Elizabeth Smith

Mailing Address 1077 S Hampton PI  
Birmingham, AL 35242

Mailing Address 1829 Taper Drive  
Pittsburgh, PA 15241

Property Address 1077 S Hampton PI  
Birmingham, AL 35242

Date of Sale July 9, 2014  
Total Purchase Price \$312,000.00

20140729000233300 07/29/2014  
03:22:05 PM DEEDS 3/3

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 - David H. Johnson and Leigh P. Johnson, 1077 S Hampton PI, Birmingham, AL 35242.

Grantee's name and mailing address - Elizabeth Smith, 1829 Taper Drive, Pittsburgh, PA 15241.

Property address - 1077 S Hampton PI, Birmingham, AL 35242

Date of Sale - July 9, 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 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: July 9, 2014



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/29/2014 03:22:05 PM  
\$51.50 CHERRY  
20140729000233300

Sign

*Handwritten signature of Amy J. Bailey*  
Agent