

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Twenty Two Thousand and No/100ths Dollars (\$122,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DOUGLAS S. FAGAN AND NOEL R. FAGAN, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **TACHANA L. JOHNSON** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Map and Survey of Buck Creek Landing, as recorded in Map Book 20, page 136, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Alabaster, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, 2014 ad valorem taxes, and the following:

1. **Building Setback line of 20 feet reserved from Buck Creek Circle, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 10 feet along the rear, 5 feet on the northerly side, and a 25 foot environmental buffer on the rear.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 1996-6647, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 20, page 136, in the Probate Office of Shelby County, Alabama.**
5. **Easement(s) granted to AT&T as set out in Real 213, page 992, in the Probate Office.**


\$ 119,790.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.


And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.


In Witness Whereof, the said Grantors have set their hands and seals this 11th day of August, 2015.




WITNESS



Douglas S. Fagan {L.S.}



WITNESS

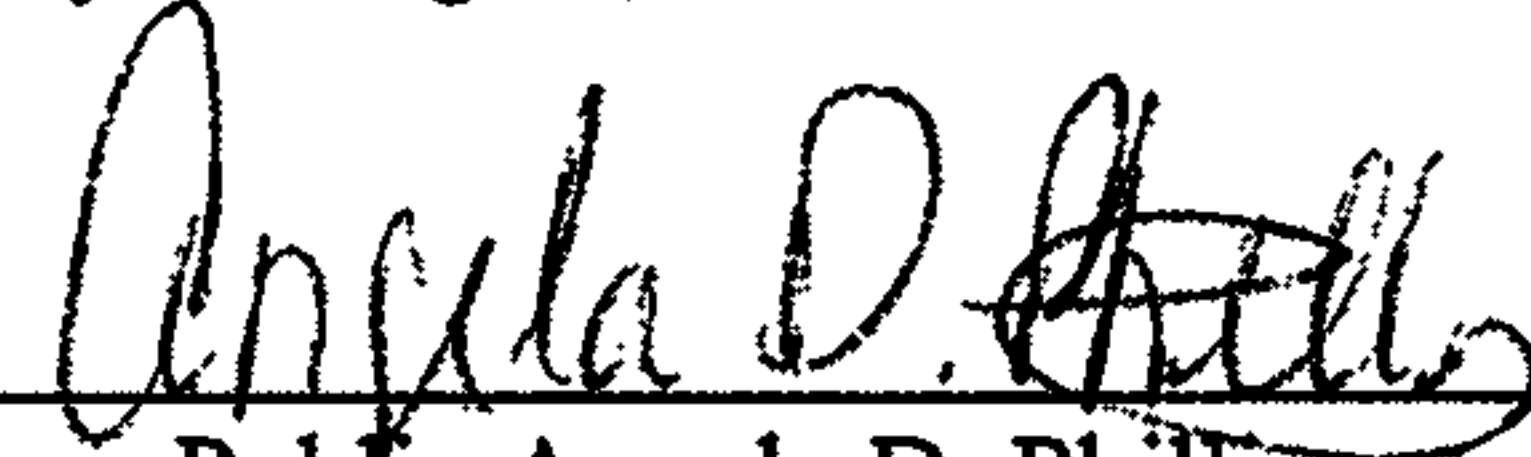


Noel R. Fagan {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Douglas S. Fagan and Noel R. Fagan**, 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 seal this 11th day of August, 2015.



Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEE'S MAILING ADDRESS:

Tachanan L. Johnson
222 Buck Creek Circle
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-07-4118



Real Estate Sales Validation Form

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

Grantor's Name	<u>Douglas S. Fagan</u>	Grantor's Name	<u>Tachana L. Johnson</u>
Mailing Address	<u>1417 Heather Lane</u>	Mailing Address	<u>222 Buck Creek Circle</u>
	<u>Alabaster AL 35007</u>		<u>Alabaster AL 35007</u>
Property Address	<u>222 Buck Creek Circle</u>	Date of Sale	<u>8/11/14</u>
	<u>Alabaster AL 35007</u>	Total Purchase Price	<u>\$ 122,000.00</u>
		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 evidenced: (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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 7/29/14

Unattested

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/13/2014 08:10:33 AM
 \$22.50 CHERRY
 20140813000252020