


This document prepared by:
Stuart Y. Johnson
Stuart Y. Johnson, LLC
4 Office Park Cir., Ste. 106
Birmingham, AL 35223


20140829000272150 1/4 \$136.00
Shelby Cnty Judge of Probate, AL
08/29/2014 10:48:15 AM FILED/CERT

Send Tax Notice To:
David and Sandra Juhola
4042 Saddle Run Circle
Pelham, AL 35124

GENERAL WARRANTY DEED -JOINT TENANCY W/ RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Hundred Thirteen Thousand and No/100 Dollars (\$113,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, LINDA D. JOHNSTON and THOMAS G. JOHNSTON, wife and husband, and NANCY D. ONORATO* and HOWARD ONORATO, wife and husband, and MARY DENTY, a single woman, sole devisees of the ESTATE OF MICHAEL D. MCCLESKEY, deceased**, Probate Case No. 2013-000440, Shelby County, Alabama, (herein referred to as GRANTOR(S)), do hereby grant, bargain, sell and convey unto DAVID H. JUHOLA and SAUNDRA F. JUHOLA (herein referred to as GRANTEE(S)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot 18A, according to a Resurvey of Lots 17 & 18, Saddle Run Subdivision, as recorded in Map Book 12, Page 70, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

*NANCY D. ONORATO is one and the same person as NANCY ONORATO.

**MICHAEL D. MCCLESKEY was the surviving grantee of that certain deed recorded in Deed Book 238, page 443; the other grantee, his wife, PATRICIA D. MCCLESKEY having died on or about June 17, 2013.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All easements, rights-of-way, restrictions, covenants, building lines and encumbrances of record;
2. 2014 ad valorem taxes and subsequent years, which are not yet due and payable;
3. Mineral and mining rights and rights incident thereto recorded in Volume 79, page 297, in the Probate Office of Shelby County, Alabama;
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 101, page 551; Volume 12, page 49 and Real 157, page 579 in said probate office;
5. Restrictions appearing of record in Real 144, page 124, as amended by Instrument 1997-32801 and by Instrument 1998-0100 in said probate office;
6. Right of Way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Real 157, page 579 in said probate office; and
7. Restrictions regarding Alabama Power Company, recorded in Real 145, page 705 in said probate office.

To Have and To Hold, To the 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 of such survivor forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees) 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.

And I/we do for myself/ourselves and for my/our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this the 12th day of August, 2014.

GRANTOR(S):

BY: Linda D. Johnston
LINDA D. JOHNSTON

BY: Thomas G. Johnston
THOMAS G. JOHNSTON

BY: Nancy D. Onorato
NANCY D. ONORATO

BY: Howard Onorato
HOWARD ONORATO

BY: Mary Denty
MARY DENTY

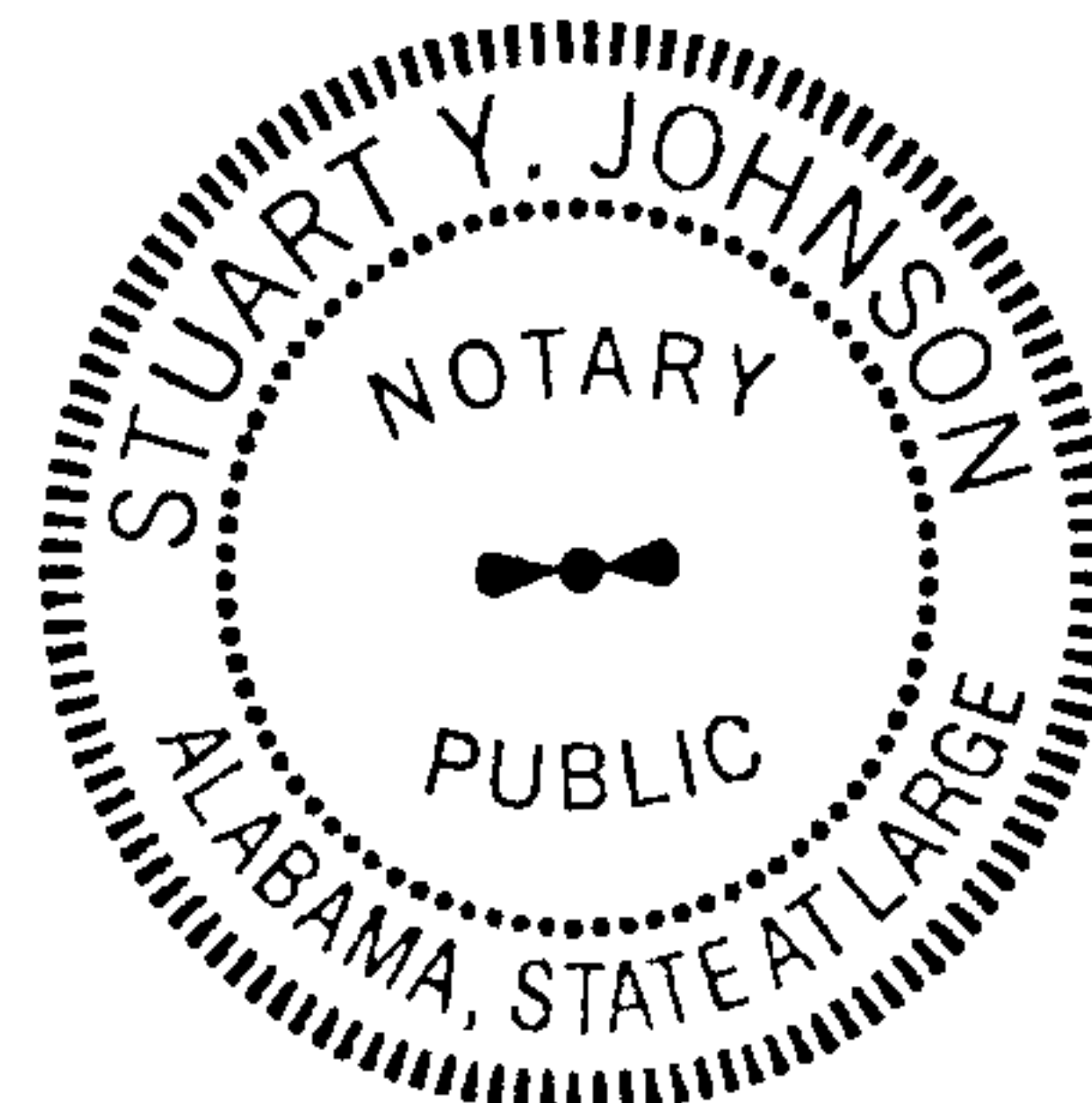
BY: Nancy Onorato
NANCY ONORATO AS ATTORNEY
IN FACT FOR MARY DENTY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that LINDA D. JOHNSTON and THOMAS G. JOHNSTON, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of August, 2014.

Stuart Y. Johnson
NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/16/2015



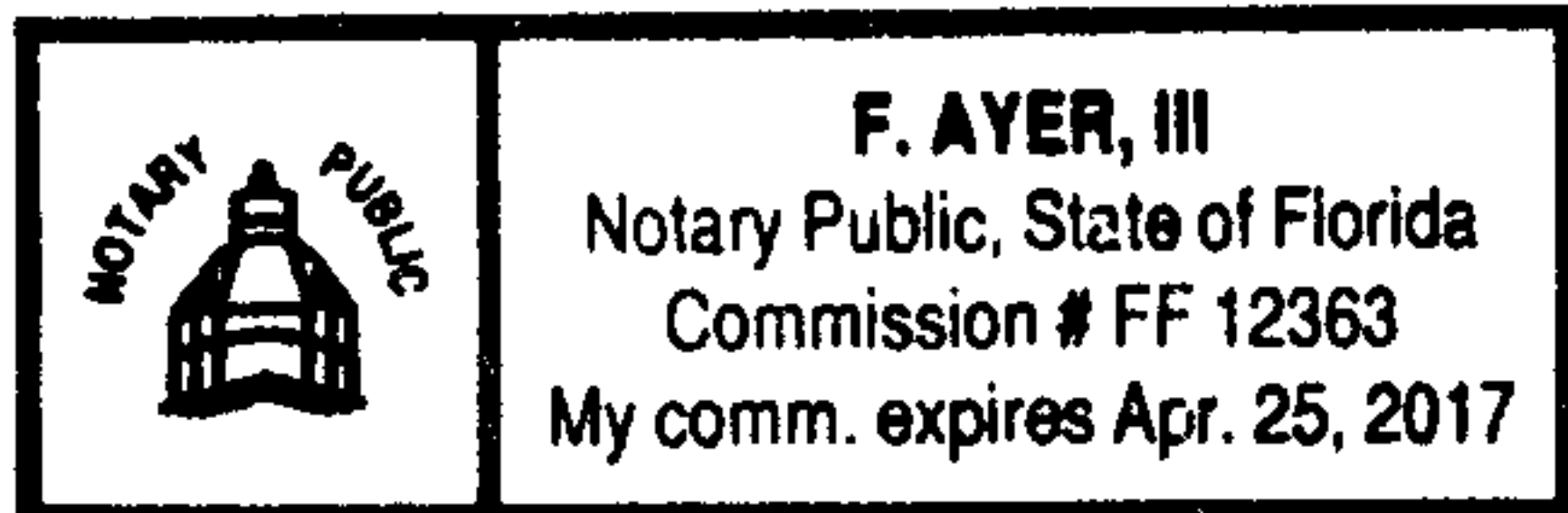
See next page for additional acknowledgments

STATE OF FLORIDA)
Palm Beach COUNTY)

I, Frederick Ayer, a Notary Public in and for said County, and in said State, hereby certify that NANCY D. ONORATO and HOWARD ONORATO, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12 day of August, 2014.

[Signature]
NOTARY PUBLIC:
My commission expires:

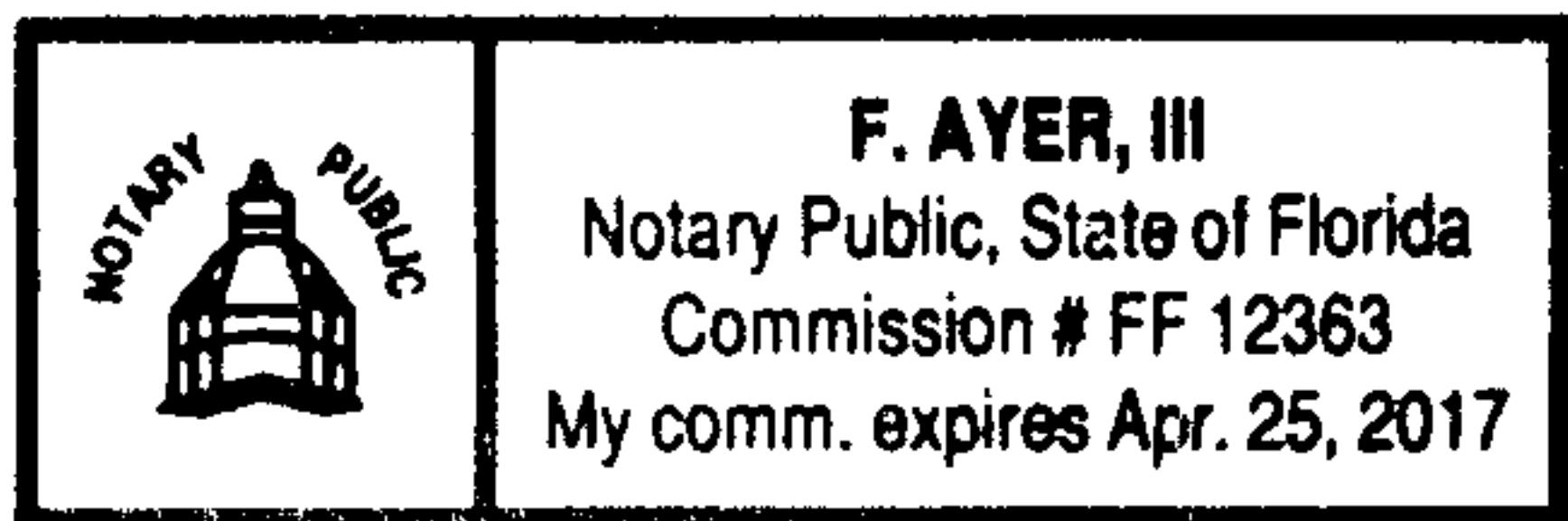


STATE OF FLORIDA)
Palm Beach COUNTY)

I, Frederick Ayer, a Notary Public in and for said County, and in said State, hereby certify that NANCY ONORATO, whose name as Attorney in Fact for MARY DENTY, under that certain Specific Durable Power of Attorney to be recorded on even date with this instrument in the Probate Office of Shelby County, Alabama, is signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily for and as the act of MARY DENTY on the day the same bears date.

Given under my hand and seal this 12 day of August, 2014.

[Signature]
NOTARY PUBLIC:
My commission expires:



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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 THOMAS G. + LINDA D. JOHNSON
Mailing Address NANCY D. + HOWARD CONRATO
MARY DENTY
4042 Saddle Run Circle
Pelham, AL 35124

Grantee's Name DAVID H. JUHOLA
Mailing Address SHANDA F. JUHOLA
4042 Saddle Run Circle
Pelham, AL 35124

Property Address 4042 Saddle Run Circle
Pelham, AL 35124

Date of Sale 8.12.14
Total Purchase Price \$ 113,000.00



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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).

Date 8.12.14

Print STUART Y. JOHNSON, LLC

Sign [Signature]

☒ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one