

This instrument was prepared by:  
Wallace, Ellis, Fowler, Head & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Shelby County Board of Education  
P. O. Box 1910  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Twelve Thousand and No/00 Dollars (\$112,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James W. Johnson and wife, Robbie Treadwell Johnson (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **County Board of Education of Shelby County, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

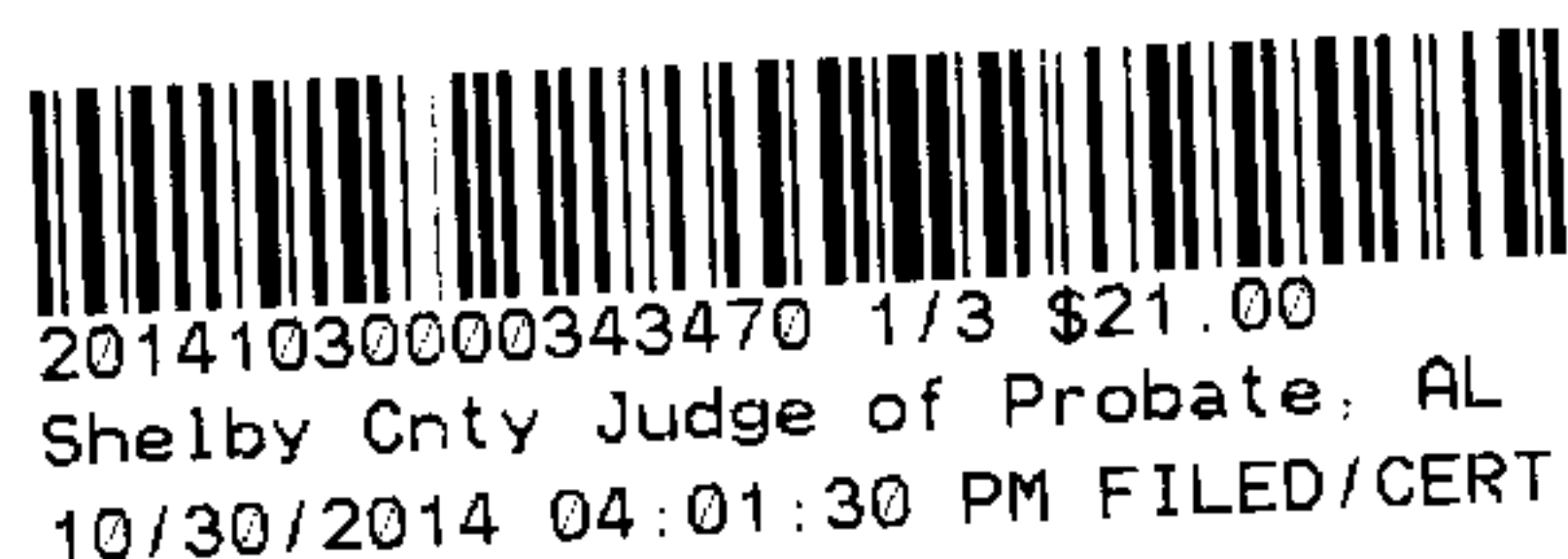
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**TO HAVE AND TO HOLD** to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, and 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 said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30<sup>th</sup> day of October, 2014.



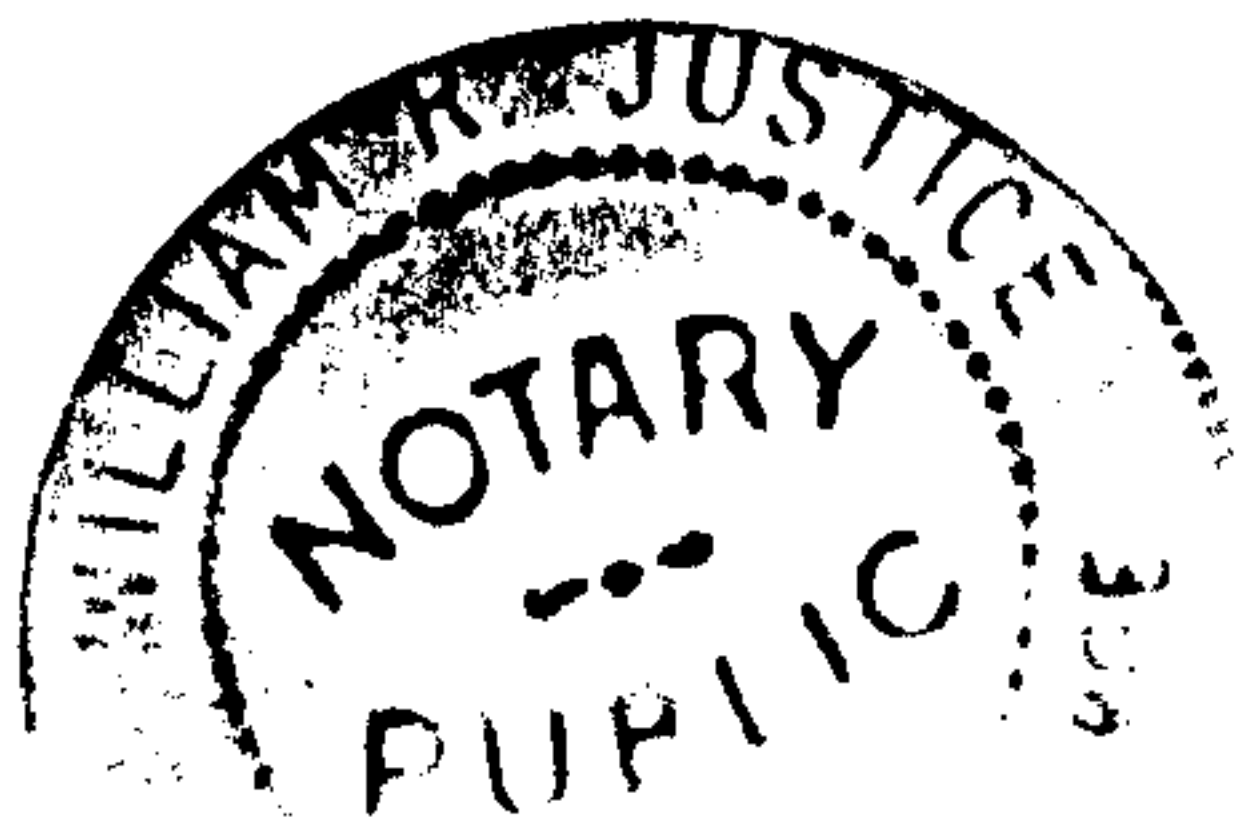
James W. Johnson  
James W. Johnson

Robbie Treadwell Johnson  
Robbie Treadwell Johnson

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Johnson and Robbie Treadwell 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of October, 2014.





My Commission Expires: 9/12/15

William R. Justice  
Notary Public

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 03 degrees 26 minutes 47 seconds West for a distance of 30.07 feet to a 1/2" rebar in place; thence proceed South 87 degrees 50 minutes 43 seconds East for a distance of 210.23 feet to a 1/2" rebar in place, said point being located on the southerly boundary of Shelby County Highway No. 83, said point also being the point of beginning. From this beginning point proceed South 36 degrees 39 minutes 11 seconds East along the southerly boundary of said road for a distance of 60.01 feet; thence proceed South 84 degrees 05 minutes 21 seconds East along the southerly boundary of said road for a distance of 75.75 feet; thence proceed South 82 degrees 22 minutes 17 seconds East along the southerly boundary of said road for a distance of 84.48 feet to a 1 1/2" rebar in place; thence proceed South 06 degrees 46 minutes 10 seconds West along a fence for a distance of 486.26 feet to a 1" rebar in place; thence proceed North 87 degrees 41 minutes 13 seconds West for a distance of 205.02 feet to a 1/2" rebar in place; thence proceed North 04 degrees 57 minutes 51 seconds East for a distance of 498.02 feet to the point of beginning.

All lying and being in Shelby County, Alabama.

  
  
20141030000343470 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/30/2014 04:01:30 PM FILED/CERT



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : James W. Johnson & Robbie T. Johnson

Grantee's Name: County Board of Education Of Shelby  
County, Alabama

Mailing Address: 4600 Hwy 83  
Vincent, AL 35178

Mailing Address: P O Box 1910  
Columbiana, AL 35051

Property Address: 4600 Hwy 83  
Vincent, AL 35178

Date of Sale 10-30-14  
Total Purchase Price \$ 112,000.00

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).

Date 10-30-14

Sign James W Johnson  
(Grantor) Grantee/Owner/Agent) circle one

Print James W. Johnson

☐ Unattested

\_\_\_\_\_  
(Verified by)

