

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

SEND TAX NOTICE TO:
Stephen B. Johnson
Kassi Johnson
5842 Forest Lakes Cove
Sterrett, AL 35147

WARRANTY DEED

20141112000355040
11/12/2014 08:39:25 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty-Seven Thousand Seven Hundred And No/100 Dollars (\$147,700.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Scott William Salmon and Michelle Hall Salmon, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Stephen B. Johnson and Kassi Johnson (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 423, according to the Survey of Forest Lakes as recorded in Map Book 34, Page 122 A, B & C, in the Probate Office of Shelby County, Alabama.

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.

One Hundred Forty-Four Thousand Eight Hundred Ninety-Seven And No/100 Dollars (\$144,897.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

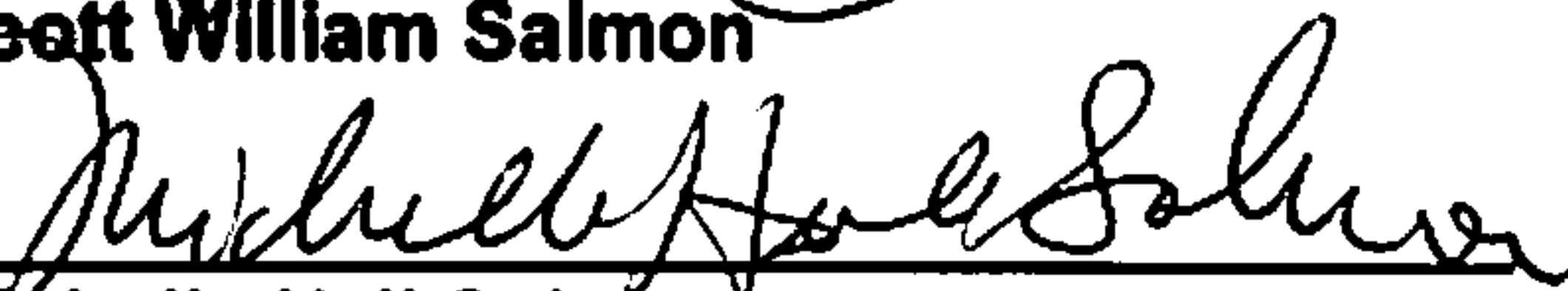
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 November 7, 2014.



Scott William Salmon

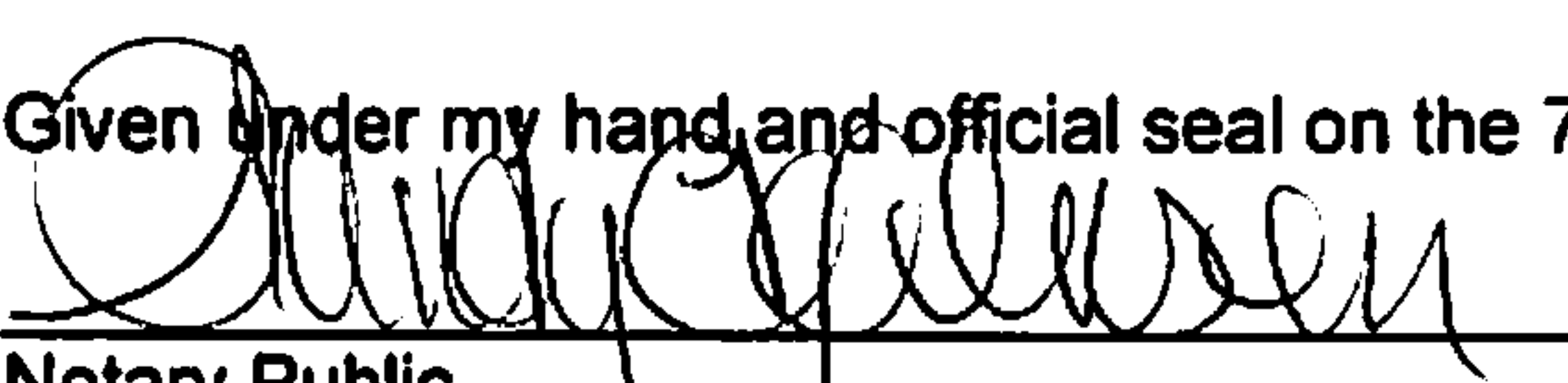


Michelle Hall Salmon

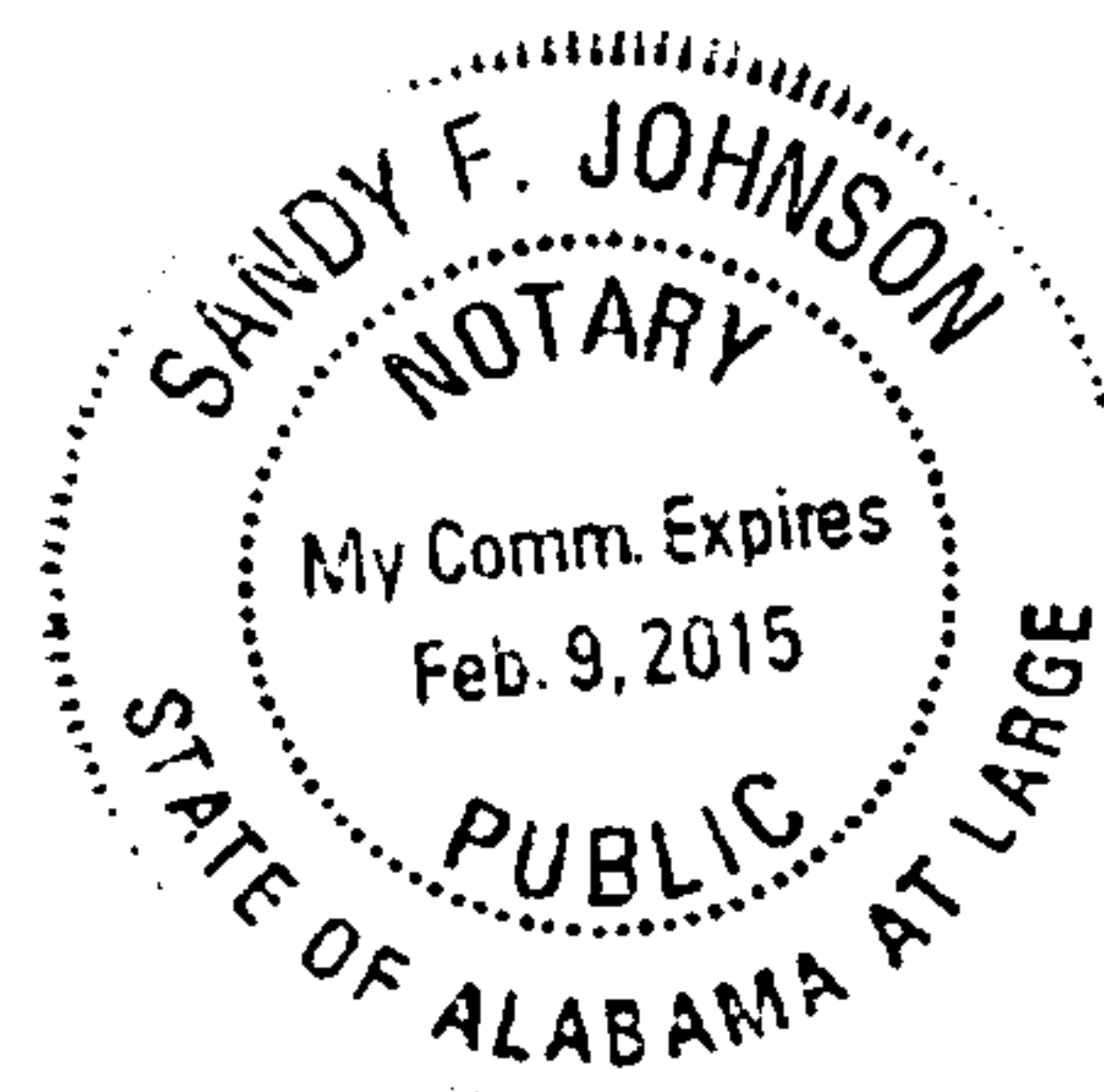
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott William Salmon and Michelle Hall Salmon, 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 7th day of November, 2014.



Notary Public
Commission Expires:



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

Grantor's Name Scott William Salmon and Michelle Hall Salmon

Grantee's Name Stephen B. Johnson

Mailing Address 5842 Forest Lakes Cove
Sterrett, AL 35147

Mailing Address 988 McAlister Drive
Calera, AL 35040

20141112000355040 11/12/2014 08:39:25 AM DEEDS 2/2

Property Address 5842 Forest Lakes Cove
Sterrett, AL 35147

Date of Sale November 7, 2014

Total Purchase Price \$147,700.00

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

☐ 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 - Scott William Salmon and Michelle Hall Salmon, 5842 Forest Lakes Cove, Sterrett, AL 35147.

Grantee's name and mailing address - Stephen B. Johnson, 988 McAlister Drive, Calera, AL 35040.

Property address - 5842 Forest Lakes Cove, Sterrett, AL 35147

Date of Sale - November 7, 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.

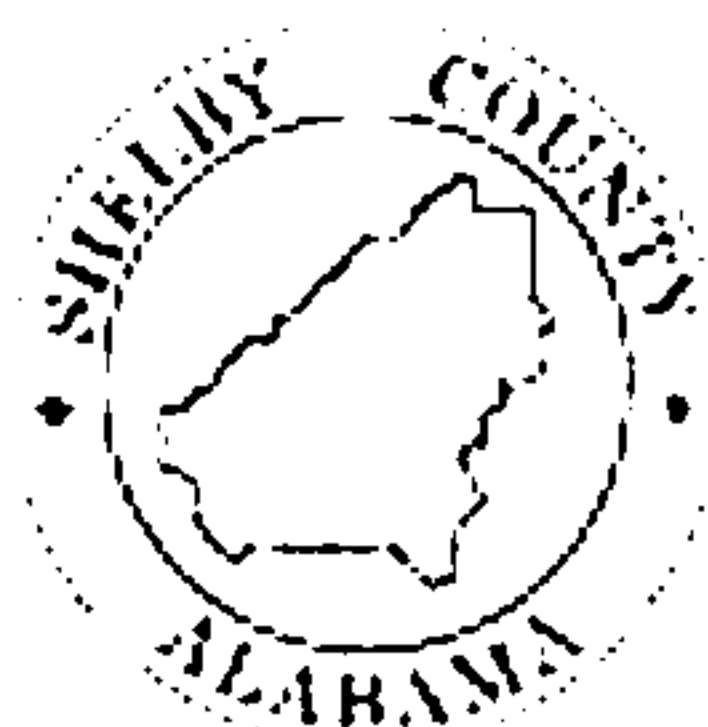
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: November 7, 2014

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/12/2014 08:39:25 AM
\$20.00 CHERRY
20141112000355040