

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by

Sandy F. Johnson  
3170 Highway 31 South  
Pelham, Alabama 35124

20141118000362910  
11/18/2014 10:15:01 AM  
DEEDS 1/3

Send Tax Notice to: David L. Taft  
(Address) 295 Hwy 22  
Montevallo, AL 35115

**Warranty Deed**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten Thousand Dollars and 00/100 (\$10,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Barry K. Johnson, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David L. Taft**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

See Exhibit "A" attached hereto and incorporated herewith, as though full set out herein.

The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

\*Barry K. Johnson is one and the same person as Barry Keith Johnson.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 17th day of November, 2014.

Barry K. Johnson  
Barry K. Johnson

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barry K. Johnson**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2014.

Sandy F. Johnson  
Notary Public  
My commission expires: \_\_\_\_\_

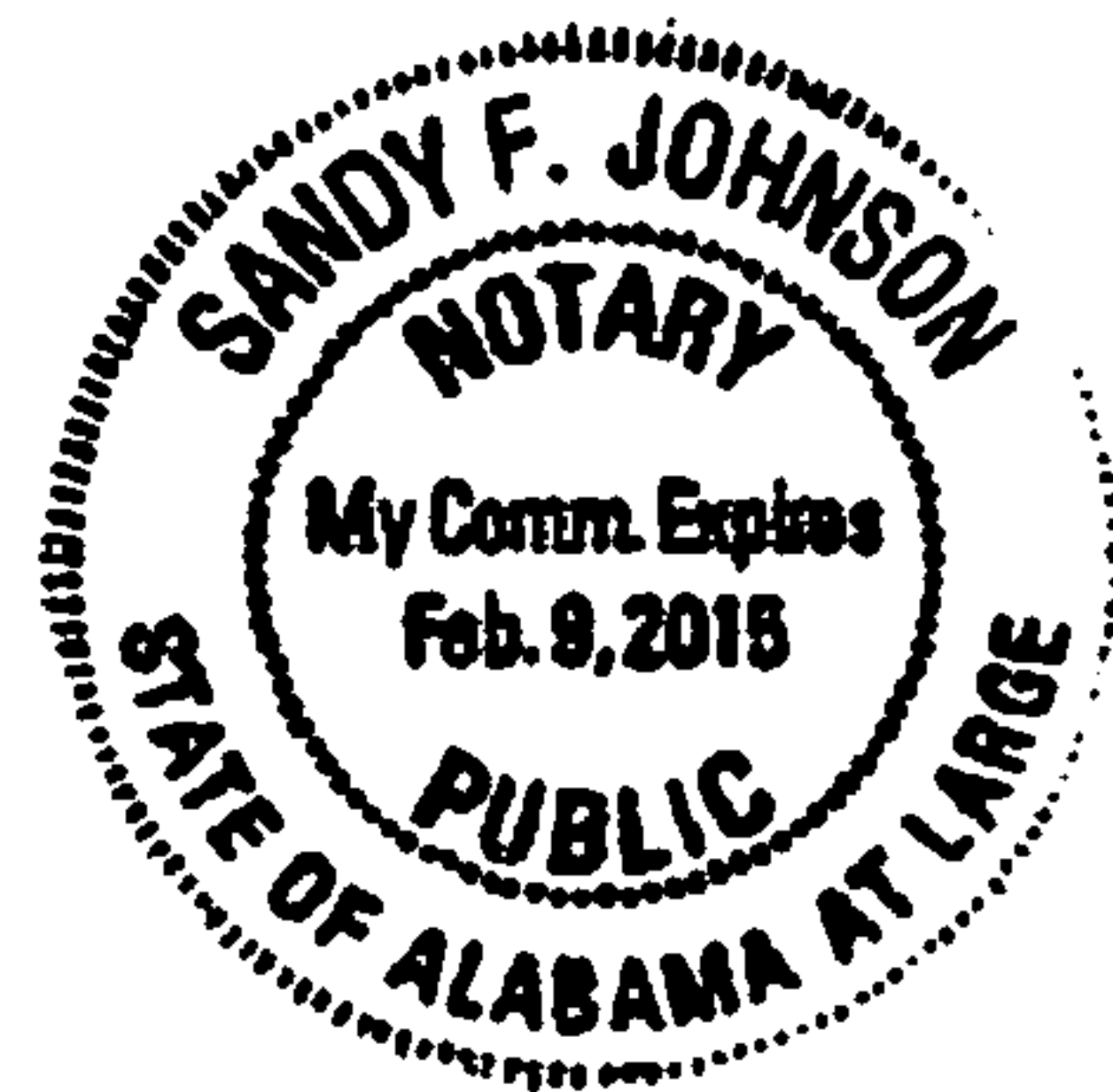


EXHIBIT "A"

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**Commence at the SE corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence northerly along the E line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  445 feet to a point on the northeasterly right of way line of Shelby County Highway 10; thence continue along the last described course 225.15 feet to a fence line; thence turn  $2^{\circ}44'41''$  left and continue northerly along said fence 174.39 feet to a point on the southeasterly right of way line of Shelby County Highway 22; thence turn  $130^{\circ}34'44''$  left to chord and run southwesterly along a curve to the left, said curve having a central angle of  $6^{\circ}07'17''$ , a radius of 1,890 feet for an arc of 201.92 feet to a concrete highway monument; thence turn  $35^{\circ}57'32''$  left from chord, and continue along said Highway 22 right of way line 68.74 feet to a point on the northeasterly right of way line of said Highway 10; thence turn  $52^{\circ}08'42''$  left (to chord) and run in a southeasterly direction along a curve right, said curve having a central angle of  $20^{\circ}26'59''$ , a radius of 715 feet to an arc 255.19 feet to the point of beginning.**

Real Estate Sales Validation Form

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

Grantor's Name Barry H. Johnson
Mailing Address 8700 Hwy 10, Montevallo, AL 35115

Grantee's Name David L. Taft
Mailing Address 295 Hwy 22, Montevallo, AL 35115

Property Address Land Only

Date of Sale 11/17/14

Total Purchase Price \$ 10,000.00

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AM DEEDS 3/3

Actual Value \$

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 11/17/14



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/18/2014 10:15:01 AM
\$30.00 CHERRY
20141118000362910

Print Sandy F. Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one