

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William N. Johnson
13001 Hwy 61
Wilsonville AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHT THOUSAND DOLLARS and NO/00 (\$8,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we ***Benjamin D. King, a married man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***William N. Johnson*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

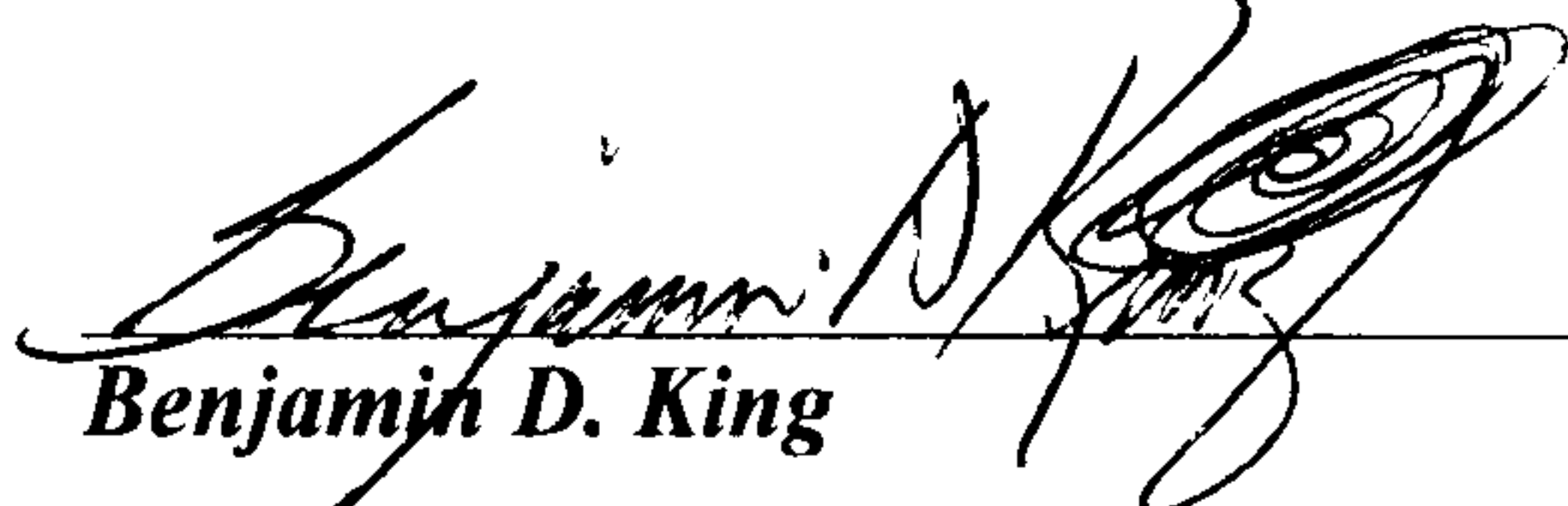
1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

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 Grantees, their heirs 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of October, 2014.



Benjamin D. King

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Benjamin D. King***, 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2014.



Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 12/15/2014
State of Alabama
Deed Tax: \$8.00


20141215000392110 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/15/2014 09:05:58 AM FILED/CERT

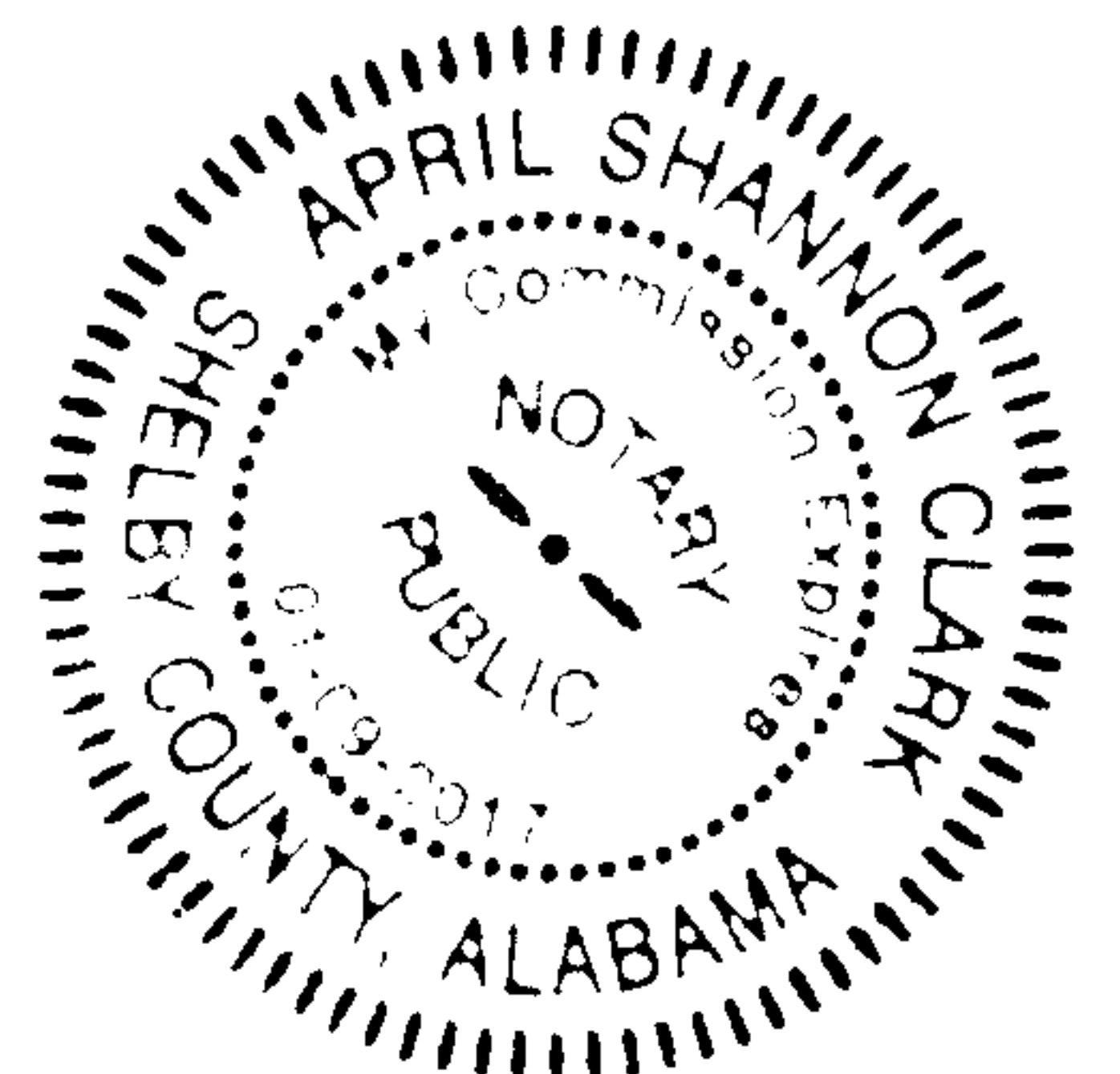
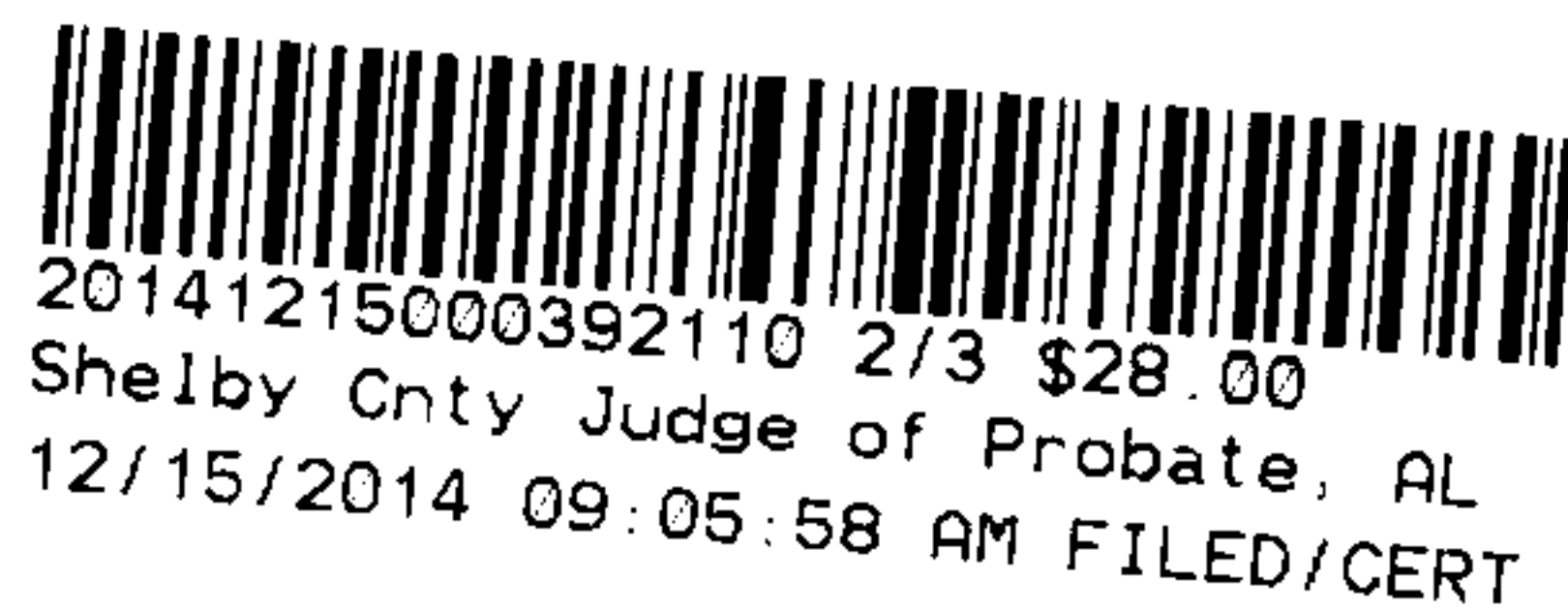


EXHIBIT A
LEGAL DESCRIPTION

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East; thence run North 27 degrees 00 minutes WEst for 392.42 feet to the Point of Beginning; thence 13 degrees 32 minutes left run 100.25 feet; thence 5 degrees 50 minutes 38 seconds right run Northwesterly for 83.6 feet; thence 116 degrees 56 minutes 21 seconds right run Northeasterly 61.98 feet; thence 4 degrees 32 minutes 43 seconds right run 70.62 feet; thence 100 degrees 09 minutes 44 seconds right run Southerly for 158.41 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS# 12945, dated November 14, 1996.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.



Real Estate Sales Validation Form

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

Grantor's Name Benjamin D. King
Mailing Address 314 Old Mill House Ln
Columbiana AL 35051
Property Address 260 Niven St.
Wilsonville AL

Grantee's Name William N. Johnson
Mailing Address 13001 Hwy 61
Wilsonville AL 35186
Date of Sale 10-29-14
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value ~~\$0000.00~~ \$8000.00

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 fair value

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 of 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 12/15/14

Print Benjamin D. King

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

[Signature]
(verified by)



20141215000392110 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
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Form RT-1