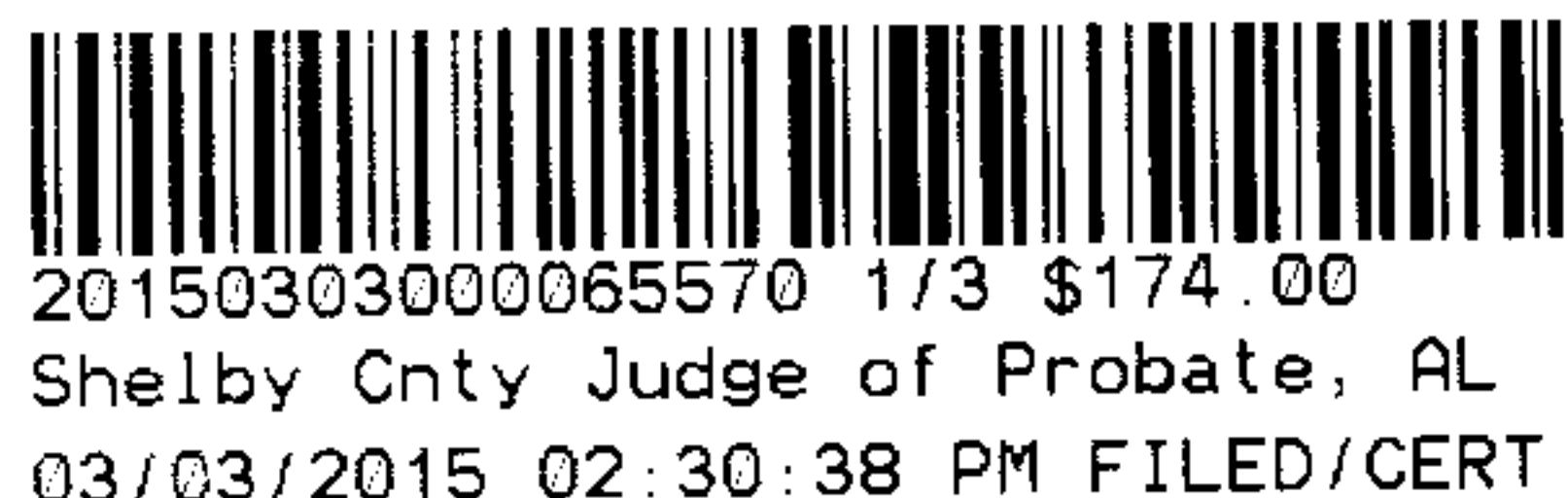


This Instrument Was Prepared By:
J. Thomas Martin
Attorney at Law
P. O. Box 36474
Birmingham, Alabama 35236



Send Tax Notices To:
Mark D. Johnston
6198 Highway 16
Montevallo, Alabama 35115

WARRANTY DEED: JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, I, **ROBERT E. JOHNSTON**, an unmarried widower (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **MARK D. JOHNSTON** and wife **MARY K. JOHNSTON** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A.
Subject to all items of record

Draftsman makes no warranty as to the correctness of the description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements or any other matters affecting title to the premises.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and, to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I, the Grantor, do for myself and for my heirs, personal representatives and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, personal representatives and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, the Grantor, have hereunto set my hand and seal on this the 2nd day of March 2015.

Shelby County, AL 03/03/2015
State of Alabama
Deed Tax: \$154.00

ROBERT E. JOHNSTON

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that **ROBERT E. JOHNSTON**, 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 the 2nd day of March 2015.

Notary Public
My Commission Expires: 2/1/16

Exhibit A

Commence at the southeast corner of the southeast quarter of the southwest quarter of Section 1, Township 22 south, Range 3 west, Shelby County, Alabama and run N 02 degrees 40' 16" West along the east line of said quarter-quarter a distance of 322.50' to a found rebar corner and the point of beginning of the property being described; Thence run N 02 degrees 40' 16" West along said quarter-quarter line a distance of 322.57' to a corner; Thence run N 89 degrees 41' 30" West a distance of 344.18' to a corner; Thence run S 02 degrees 41' 13" East a distance of 324.42' to a corner; Thence run S 89 degrees 59' 56" East a distance of 344.00' to the point of beginning, containing 2.55 acres.



20150303000065570 2/3 \$174.00
Shelby Cnty Judge of Probate, AL
03/03/2015 02:30:38 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 Robert Johnston
Mailing Address 6174 Hwy 16
Montevallo, AL 35115

Grantee's Name Mark & Mary Johnston
Mailing Address 6198 Hwy 16
Montevallo, AL 35115

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 153,825.00

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
X Other Tax office


20150303000065570 3/3 \$174.00
Shelby Cnty Judge of Probate, AL
03/03/2015 02:30:38 PM FILED/CERT

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 3-3-15

Print Mark D. Johnston

☒ Unattested


(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one