

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Stoney Johnson
319 Hwy 83
Harpersville, AL 35078

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE HUNDRED THREE THOUSAND NINE HUNDRED SEVENTY AND NO/100 DOLLARS (\$103,970.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Kimberly Johnson**, ^{a single woman} hereby remises, releases, quit claims, grants, sells, and conveys to **Stoney W. Johnson** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:


From the SE corner of the SW ¼ of the SE 1/4 , Section 28, Township 21 South, Range 2 East, run North along the East line of said ¼ - ¼ Section a distance of 1090.27 feet; thence left 86 deg. 03 min. a distance of 195.24 feet to a point; thence right 110 deg. 0 min. and run 156 feet to a point; thence turn 180 deg. and run 156 feet to a point on the North line of property owned by Joseph S. Bruno by Deed Book 319, Page 940; thence right 70 deg. and run 184.95 feet along said Joseph S. Bruno property and along the North line of Jack C. Mitchell property by Deed Book 302, Page 392 to a point; thence right 116 deg. 24 min. and run 301.8 feet to a point; said point being designated as Point “A” and being the Southeast corner of the lot previously conveyed to Stoney W. Johnson in Inst. # 1993-07795; thence turn an angle to the left of 95 deg. 16 min. and run a distance of 141.36 feet to a point on the East right-of-way line of Shelby County Highway 25; thence turn an angle to the right of 95 deg. 16 min. and run Northeasterly along the East right-of-way line of Shelby County Highway 25 a distance of 168.30 feet; thence turn an angle to the right of 63 deg. 55min. and run a distance of 89 feet to a point; said point being the point of beginning of the property herein conveyed and being the Northeast corner of that lot previously conveyed to Stoney Johnson in Inst. # 1993-07795; thence continue along last described course a distance of 80 feet to a point; thence run in a Southeasterly direction, parallel to the East line of said tract previously conveyed to Stoney Johnson in Inst.# 1993-07795 a distance of 200 feet to a point; thence run in a Southwesterly direction a distance of 80 feet to a Point “A”; thence run in a Northwesterly direction a distance of 199 feet to the point of beginning of the property herein conveyed.

The above described property constitutes no part of the homestead of the Grantor herein.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 4th day of ~~April~~ ^{May}, 2015.

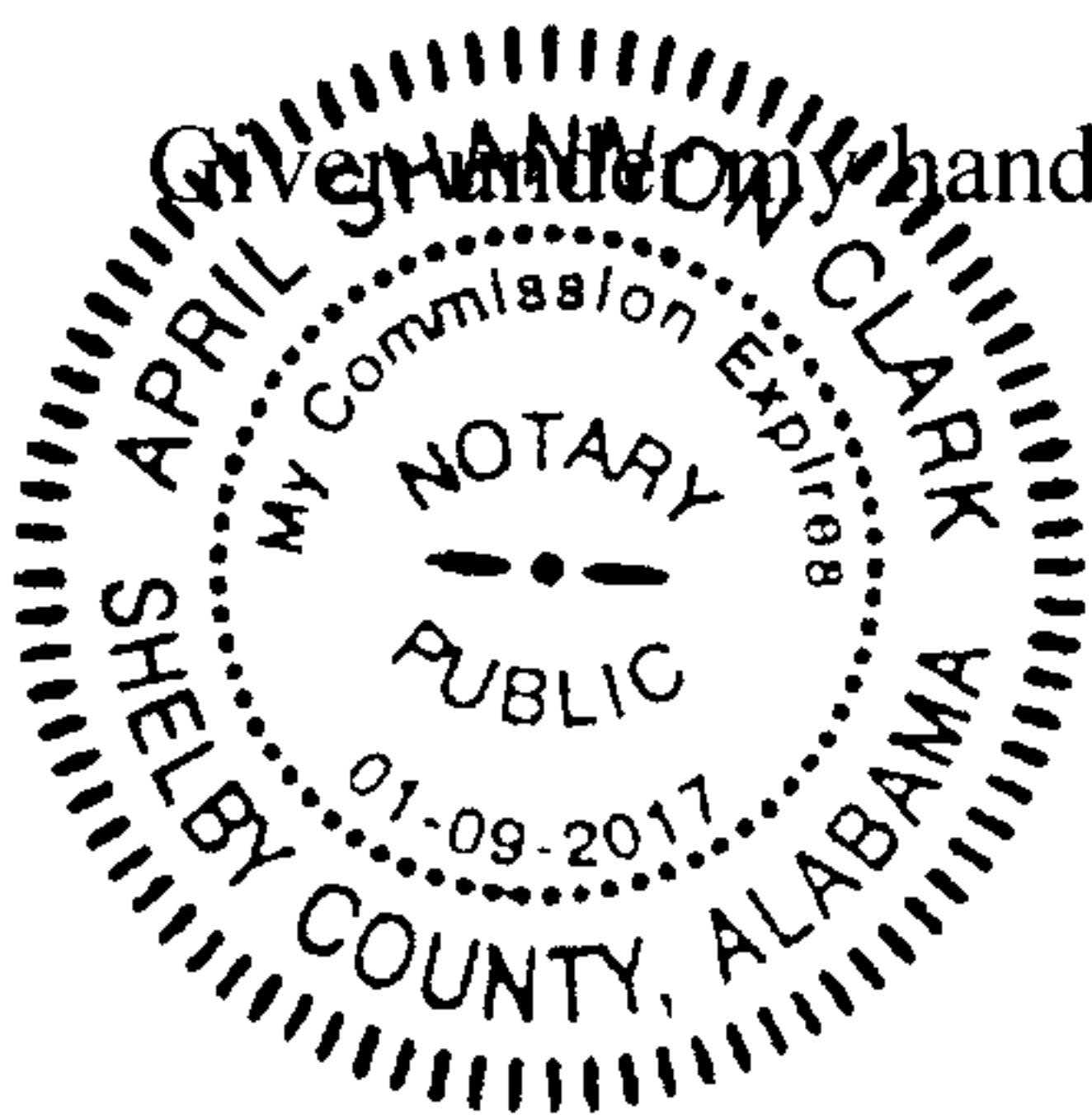

20150512000157140 1/2 \$121.00
Shelby Cnty Judge of Probate, AL
05/12/2015 01:30:19 PM FILED/CERT


Kimberly Johnson


STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 05/12/2015
State of Alabama
Deed Tax:\$104.00

I, April Clark, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kimberly Johnson**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 4th day of ~~April~~ ^{May}, 2015.


Notary Public
My Commission Expires: 1-9-2017

Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

Property Address

Grantee's Name

Mailing Address

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

Kimberly Fay Richey
319 Hwy 83
Harpersville, AL 35078

319 Hwy 83
Harpersville, AL 35078

Stoney Johnson
319 Hwy 83
Harpersville, AL 35078

5-4-15

\$103,970.00

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 tax 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 5-4-15

Unattested

AL

(verified by)

Print

Sign

Mike T. Atchison
Stoney Johnson

Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

20150512000157140 2/2 \$121.00
Shelby Cnty Judge of Probate, AL
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Form RT-1