

This Instrument Prepared By:
W. Scott Simpson
Simpson, McMahan, Glick & Burford, PLLC
2700 Hwy 280 Suite 203W
Birmingham, Alabama 35223

Send Tax Notice To:
Scott & Patti Simpson
4048 Bent River Lane
Birmingham, AL 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

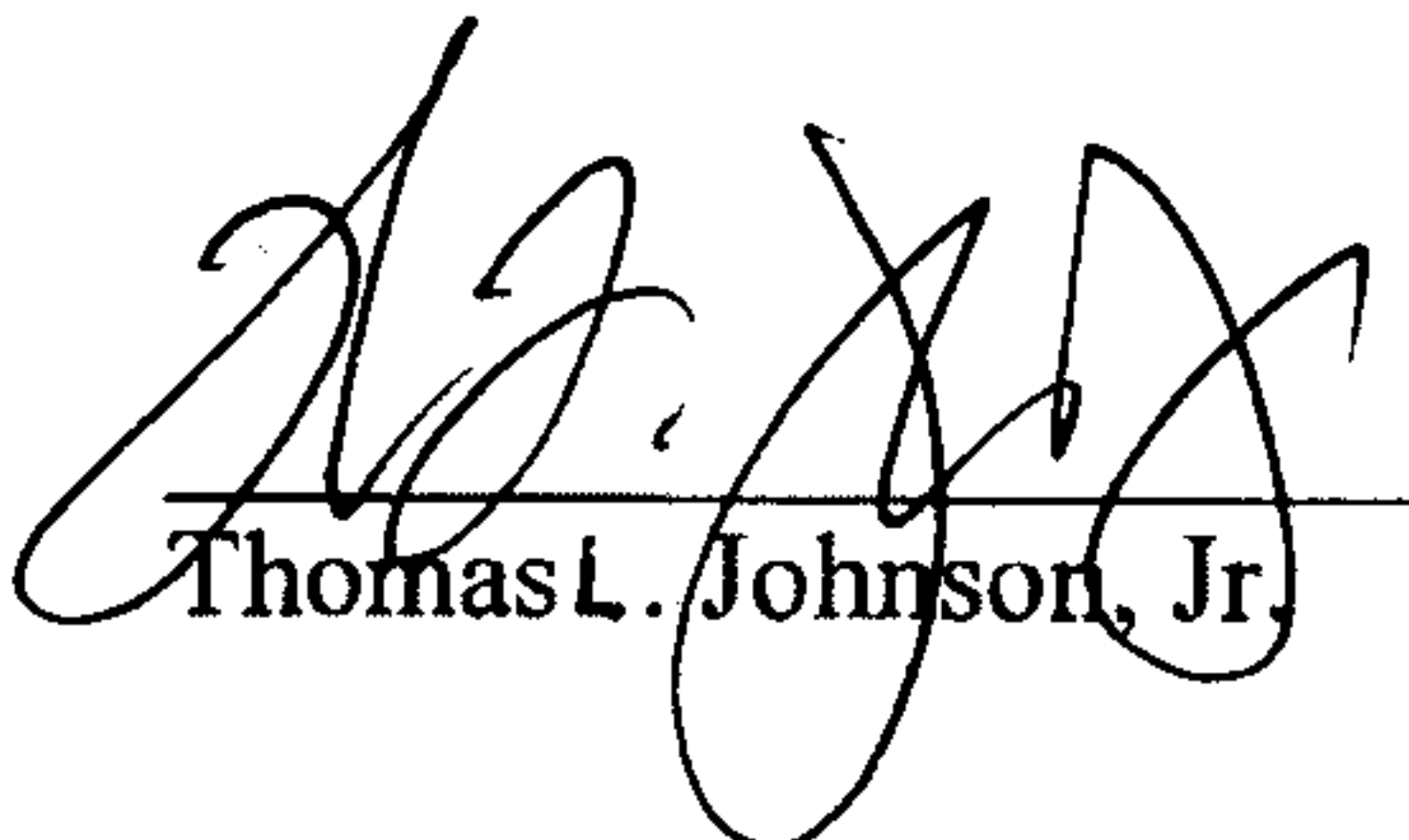
KNOWN ALL MEN BY THESE PRESENTS: That in consideration of Two Thousand One Hundred Thirty and 00/100 Dollars (\$2,130.00) paid by W. Scott Simpson and Patricia E. Simpson, a married couple ("Grantees") to Thomas L. Johnson, Jr. and Carrie W. Johnson, a married couple ("Grantors"), the undersigned Grantors hereby grant, bargain, sell and convey unto Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

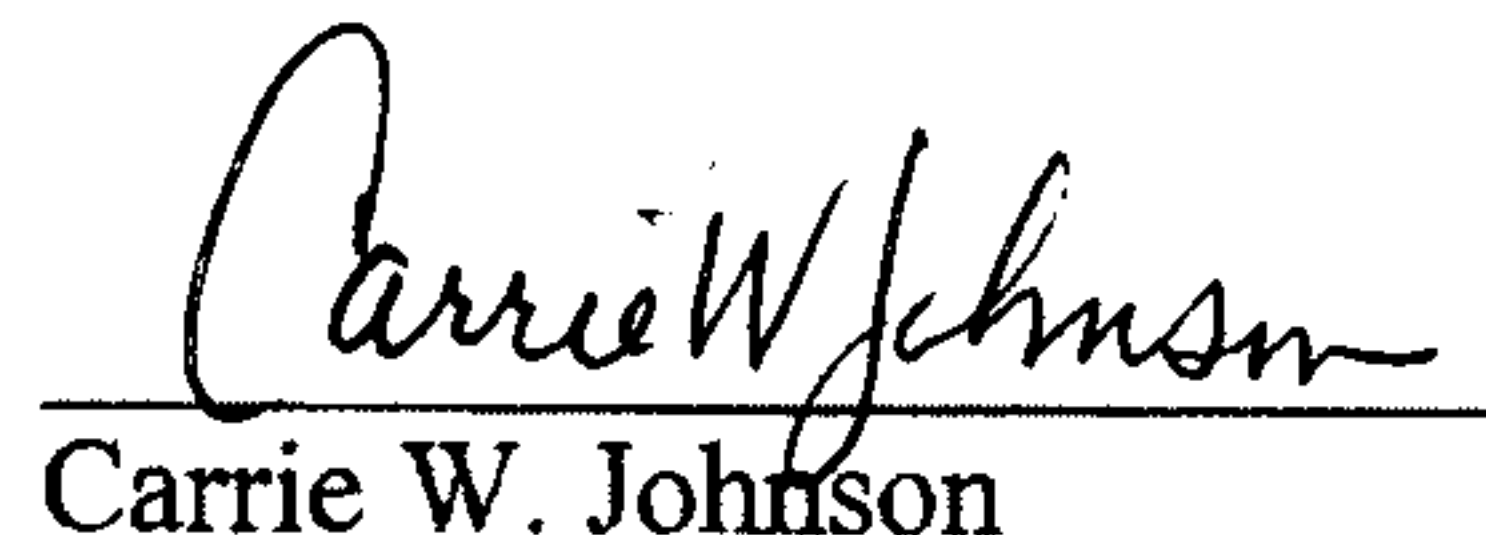
That certain portion of Lot 15, Bridlewood Farms, described on Exhibit A attached hereto and incorporated by reference herein, which comprises .71 acres.

SUBJECT TO: (1) Taxes due in the year 2015 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors; (4) All matters involving Bridlewood Farms Owners Association, Inc.; (5) Matters of survey.


Grantors covenant with Grantees and their heirs and assigns that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Thomas L. Johnson, Jr. and Carrie W. Johnson, has hereunto set their hands and seals, this the 3rd day of June, 2015.

 (SEAL)
Thomas L. Johnson, Jr.

 (SEAL)
Carrie W. Johnson

Shelby County, AL 06/17/2015
State of Alabama
Deed Tax: \$2.50


20150617000202670 1/4 \$25.50
Shelby Cnty Judge of Probate, AL
06/17/2015 09:52:04 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that *Thomas L Johnson, Jr.* whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2015.

Anne P. Marshall
Notary Public
My Commission Exp. 2/10/2019

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that *Carrie W. Johnson* whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2015.

Anne P. Marshall
Notary Public
My Commission Exp. 2/10/2019


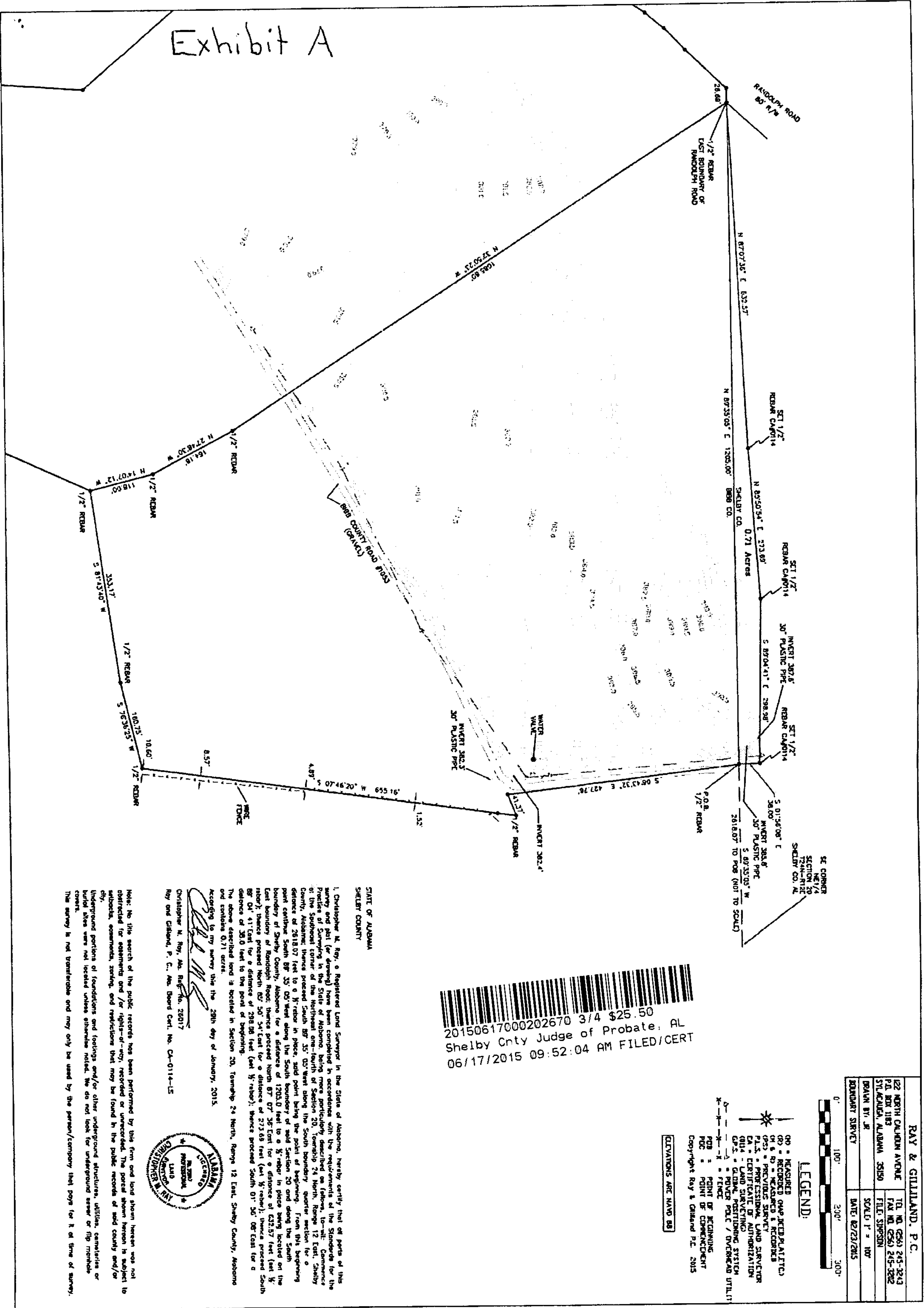

20150617000202670 2/4 \$25.50
Shelby Cnty Judge of Probate, AL
06/17/2015 09:52:04 AM FILED/CERT

Exhibit A



20150617000202670 3/4 \$25.50
Shelby Cnty Judge of Probate, AL
06/17/2015 09:52:04 AM FILED/CERT

RAY & GILLILAND, P.C.	
122 NORTH CALHOUN AVENUE	TEL. NO. 656 245-3243
P.O. BOX 1183	FAX NO. 656 245-3202
ST. LOUIS, ALABAMA 36150	FILE: SHS2015
DRAWN BY: JR	SCALE: 1" = 100'
BOUNDARY SURVEY	DATE: 02/23/2015

LEGEND:

- 00 = MEASURED (ON RECORD PLAT/ETC)
- 01 & 02 = MEASURED & RECORDED
- 03 = PREVIOUS SURVEY
- 04 = PROFESSIONAL LAND SURVEYOR
- 05 = CERTIFICATE OF AUTHORIZATION
- 06 = LAND SURVEYING
- 07 = GLOBAL POSITIONING SYSTEM
- 08 = POWER POLE / OVERHEAD UTILITY
- 09 = FENCE
- 10 = POINT OF BEGINNING
- 11 = POINT OF COMMENCEMENT

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ELEVATIONS ARE NAVD 83

STATE OF ALABAMA

SHELBY COUNTY

I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described on follows, to-wit: Commence at the Southeast corner of the Northwest one-fourth of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama; thence proceed South 89° 55' 05" West along the South boundary quarter section for a distance of 2618.07 feet to a 1/2" rebar in place, said point being the point of beginning. From this beginning point continue South 89° 55' 05" West along the South boundary of said Section 20 and along the South boundary of Shelby County, Alabama for a distance of 1203.0 feet to a 1/2" rebar in place being located on the East boundary of Randolph Road; thence proceed North 87° 07' 36" East for a distance of 623.57 feet (set 1/2" rebar); thence proceed North 85° 50' 54" East for a distance of 273.69 feet (set 1/2" rebar); thence proceed South 88° 04' 41" East for a distance of 298.08 feet (set 1/2" rebar); thence proceed South 01° 30' 08" East for a distance of 38.0 feet to the point of beginning.

The above described land is located in Section 20, Township 24 North, Range 12 East, Shelby County, Alabama and contains 0.71 acres.

According to my survey this the 28th day of January, 2015.

Christopher M. Ray, A.S., Reg. No. 28017

Ray and Gilliland, P.C., A.S., Board Cert. No. CA-0114-L5



Note: No title search of the public records has been performed by this firm and land shown herein was not constructed for easements and/or right-of-way, recorded or unrecorded. The parcel shown herein is subject to subsists, easements, zoning, and restrictions that may be found in the public records of said county and/or city.

Underground portions of foundations and footings and/or other underground structures, utilities, canals or buried pipes were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers.

This survey is not transferable and may only be used by the person/company that pays for it at time of survey.

Real Estate Sales Validation Form

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

Grantor's Name Thomas L. Johnson, Jr. & Carrie W. Johnson Grantee's Name W. Scott Simpson & Patricia Simpson
 Mailing Address 136 Windsor Lane Mailing Address 4248 Bent River Lane
Peckham, AL 35124 Birmingham, AL
35216

Property Address 808 County Road
Montevallo, AL
35115

Date of Sale _____
 Total Purchase Price \$ 2,130.00
 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 Deed
☐ 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 - 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 6/3/2015

Print Thomas L. Johnson, Jr. & Carrie W. Johnson

☐ Unattested

Sign

(verified by)

X [Signature] X Carrie W. Johnson
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

