

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-15-22338

Send Tax Notice To: Barry Keith Johnson II
Sandy F. Johnson

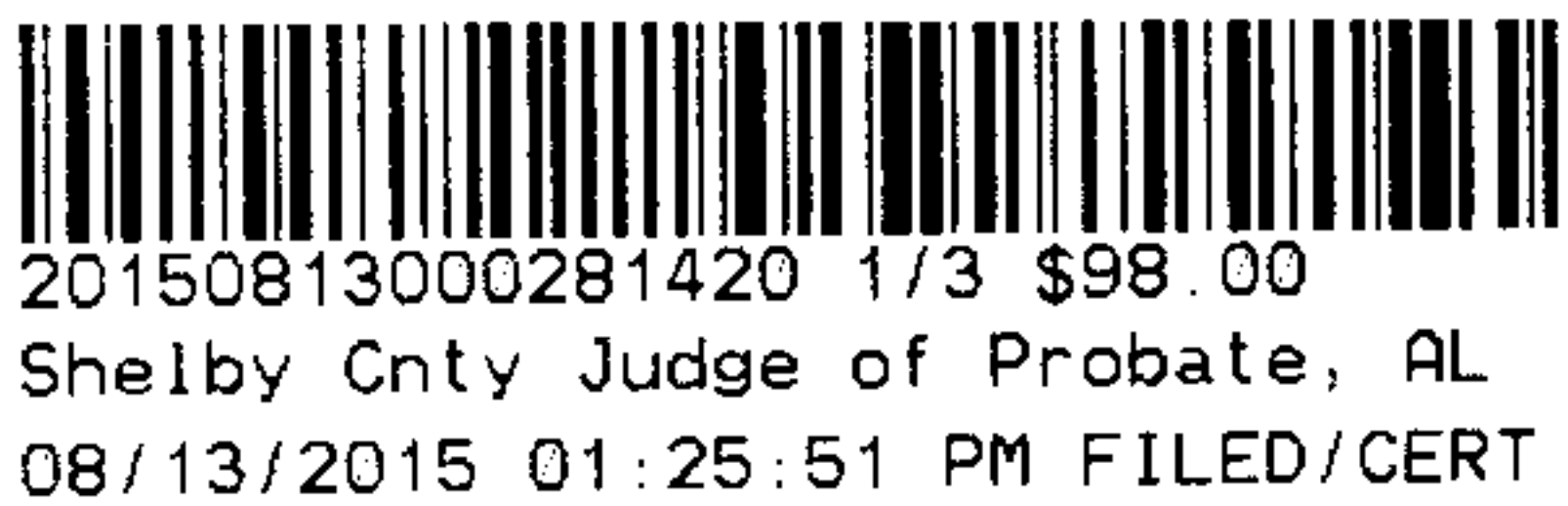
757 Highway 42
Calera, AL 35040

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



That in consideration of the sum of **Seventy Eight Thousand Dollars and No Cents (\$78,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Byron C. Jackson, Probate Case # 14-00159, Probate Court, Montgomery, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Barry Keith Johnson II and Sandy F. Johnson**, (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

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$70,200.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of August, 2015.

Estate of Byron C. Jackson, Probate Case #
14-00159, Probate Court, Montgomery, Alabama

Sharon Lynne Robinson
as Personal Representative

Shelby County, AL 08/13/2015
State of Alabama
Deed Tax: \$78.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sharon Lynne Robinson as Personal Representative of the Estate of Byron C. Jackson, Probate Case # 14-00159, Probate Court, Montgomery, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 the 5th day of August, 2015.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: 10-4-16

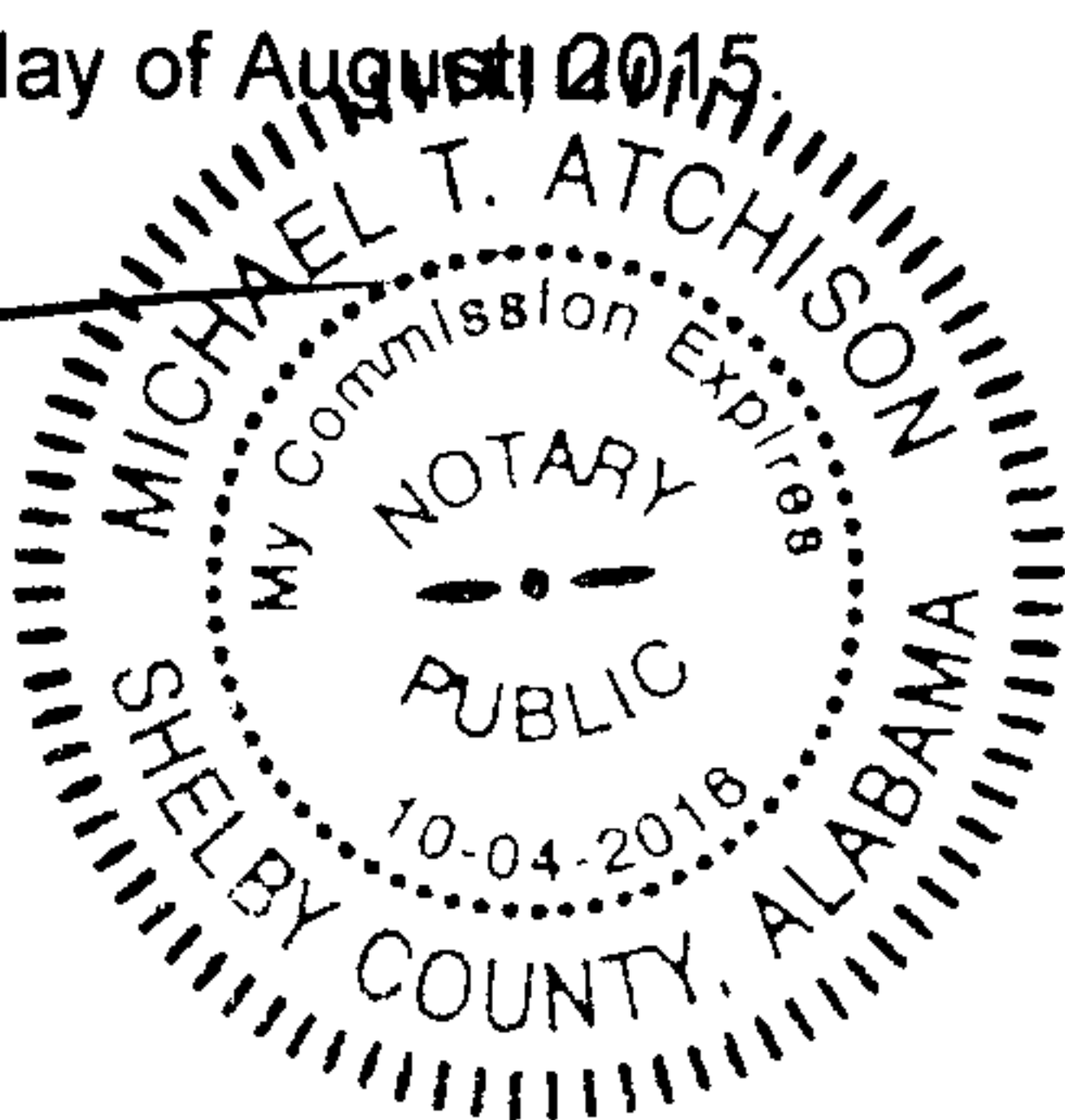


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence S00°00'00"E, a distance of 476.60'; thence S37°00'00"W, a distance of 210.00'; thence S40°00'00"W, a distance of 150.00'; thence S60°26'00"W, a distance of 100.00'; thence S76°41'00"W, a distance of 100.00'; thence N84°22'00"W, a distance of 100.00'; thence N73°15'00"W, a distance of 100.00' to the POINT OF BEGINNING; thence N81°37'00"W, a distance of 99.74'; thence S00°45'17"W, a distance of 484.17' to a seawall; thence S88°29'19"E and along said seawall, a distance of 9.22'; thence N83°09'54"E and along said seawall, a distance of 34.11'; thence N79°12'50"E and along said seawall, a distance of 24.35'; thence N68°40'58"E and along said seawall, a distance of 29.68'; thence N59°48'04"E and along said seawall, a distance of 13.87'; thence N00°12'17"W and leaving said seawall, a distance of 443.46' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated August 3, 2015.

This tract of land being in the SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.


20150813000281420 2/3 \$98.00
Shelby Cnty Judge of Probate, AL
08/13/2015 01:25:51 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 Estate of Byron C. Jackson, Probate
Case # 14-00159, Probate Court,
Montgomery, Alabama

Grantee's Name Barry Keith Johnson II
Sandy F. Johnson

Mailing Address 51 Shades Crest Rd
Birmingham AL 35226

Mailing Address 757 Hwy 42
Calera, AL 35040

Property Address Hwy. 408
Shelby, AL 35143

Date of Sale August 05, 2015
Total Purchase Price \$78,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



20150813000281420 3/3 \$98.00
Shelby Cnty Judge of Probate, AL
08/13/2015 01:25:51 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 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 August 03, 2015

Print Estate of Byron C. Jackson, Probate Case #
14-00159, Probate Court, Montgomery, Alabama

☐ Unattested

Sign Sharon Lynne Jackson
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1