


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080


20150904000309720 1/5 \$29.00
Shelby Cnty Judge of Probate, AL
09/04/2015 11:34:21 AM FILED/CERT

Send Tax Notice to:
Myra Bertschinger
136 Stonebriar Drive
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY TWO THOUSAND (\$122,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Colin S. Johnson and Maranda C. Johnson, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Myra Bertschinger, single woman (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Maranda M. Cleveland and Maranda C. Johnson is one and the same person.

Colin Stuart Johnson and Colin S. Johnson is one and the same person.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 31st day of August, 2015.

Colin S. Johnson by
Colin S. Johnson by Maranda C. Johnson
Maranda C. Johnson POA Johnson POA

Maranda C. Johnson
Maranda C. Johnson



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SS:

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Colin S. Johnson and Maranda C. Johnson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of August, 2015.

Justin Smitherman
Notary Public
My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 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 Colin S. Johnson & Maranda C. Johnson
Mailing Address 301 Newgate Court
Alabaster, AL 35007

Grantee's Name Myra Berthschinger
Mailing Address 136 Stonebriar Drive
Calera, AL 35040

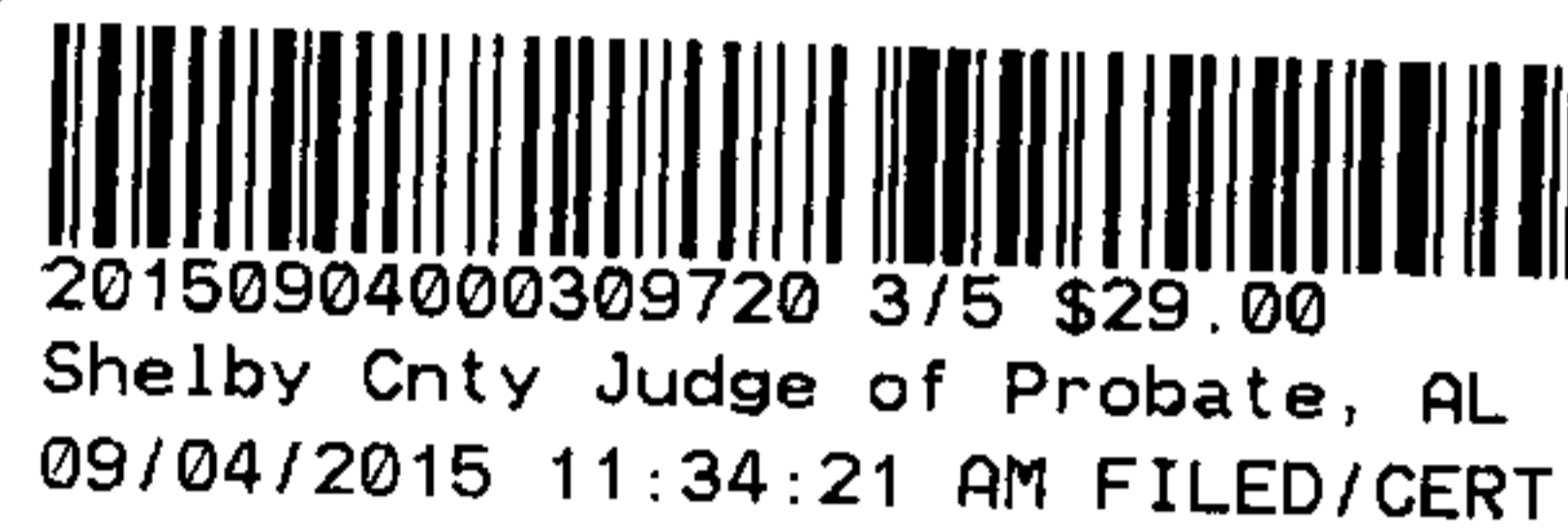
Property Address 136 Stonebriar Drive
Calera, AL 35040

Date of Sale 08/31/2015
Total Purchase Price \$122,000.00
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



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).

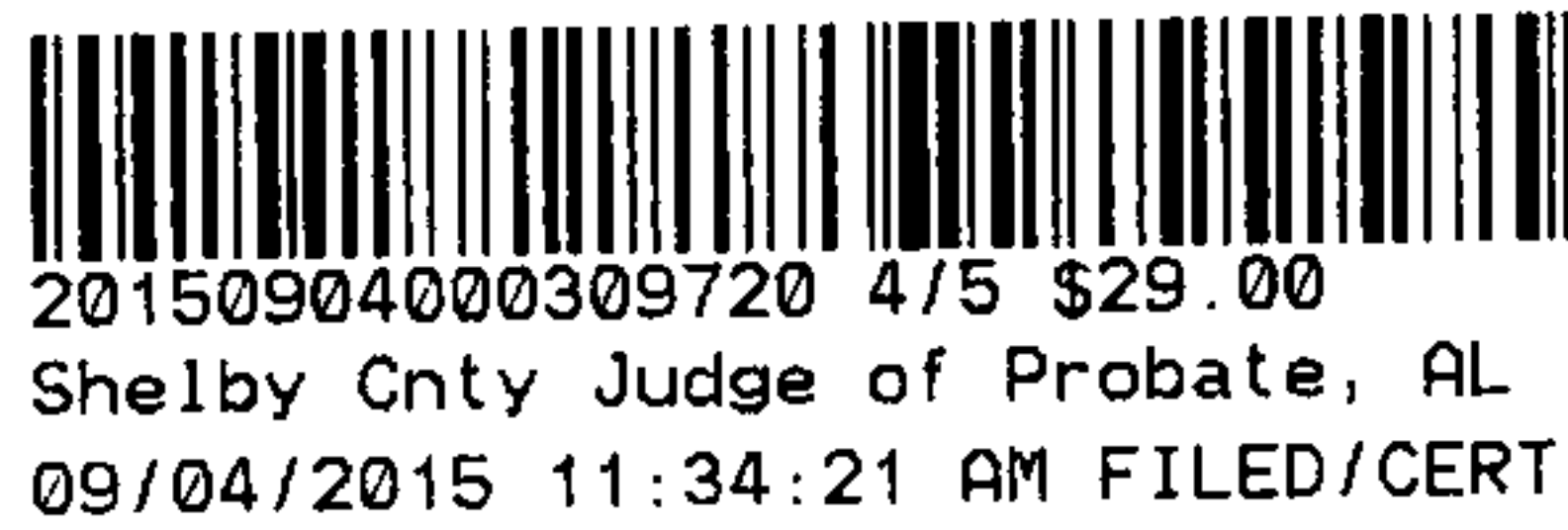
Date 08/31/2015

Print Justin Smitherman

Unattested (verified by)

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

STATE OF ALABAMA
COUNTY OF SHELBY



GENERAL
DURABLE POWER
OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Durable Power of Attorney, that I, **Colin Stuart Johnson**, of Shelby County, State of Alabama, the undersigned, DO HEREBY MAKE, CONSTITUTE AND APPOINT my wife, **Maranda Cleveland Johnson**, of Shelby County, State of Alabama, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit, to do, perform and execute all and every act that I may legally do through an attorney-in-fact, including, but not limited to, all power over real property, and every proper power necessary to carry out the purposes for which this power is granted, with full power of substitution and revocation, hereby ratifying and affirming that which the said **Maranda Cleveland Johnson** shall lawfully do or cause to be done by herself lawfully designated by virtue of the power herein conferred upon her.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence upon the execution of this instrument and shall be in full force and effect upon the execution of this instrument; the authority herein conferred shall not be affected by disability, incompetency, or incapacity of the said principal, **Colin Stuart Johnson**; and such rights, powers and authority shall remain in full force and effect until the death of the principal, **Colin Stuart Johnson**, or until his disability, incompetency, or incapacity is otherwise terminated by order of a court of competent jurisdiction. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns, and personal representatives.

In addition to the foregoing plenary powers and authority conferred upon my said Attorney-in-Fact, I hereby designate my said Attorney-in-Fact to make health care decisions on my behalf in the manner provided by the Natural Death Act, and to the extent provided and allowed by Code of Alabama, 1975, § 26-1-2 (Act No. 97-360). My said Attorney-in-Fact shall have the authority to make decisions regarding the provision, withholding or withdrawal of life-sustaining treatment, including artificially provided nutrition and/or hydration in accordance with any other health care directive I may have.

Should I become incompetent, and should any person or entity petition a court of competent jurisdiction to have a guardian, curator, conservator, or like fiduciary appointed to manage my affairs then I hereby and by these presents do nominate my said Attorney-in-Fact, **Maranda Cleveland Johnson**, to be appointed as my guardian, curator, conservator, or like fiduciary.

Initials: CSJ

I hereby revoke any and all other powers of attorney heretofore made by me. Any previously executed power of attorney is hereby expressly revoked, avoided and declared null and void.

IN WITNESS WHEREOF, as Principal, I have signed this Durable Power of Attorney in Shelby County, Alabama, this the 27th day of July, 2015, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.



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Colin Stuart Johnson
Principal

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgement

I, Justin Smitherman, a Notary Public in and for said County and State, hereby certify that **Colin Stuart Johnson**, whose name is signed to the foregoing Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said Durable Power of Attorney, he executed the same voluntarily on the day the same bears date.

SWORN TO AND SUBSCRIBED BEFORE ME this, the 27th day of July, 2015.

Justin Smitherman
Notary Public

My Commission Expires: 1/16/17

This Instrument Prepared By:
Justin Smitherman
Alabama Law Services, LLC
4685 Highway 17 Suite D
Helena, AL 35080

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017

SMITHERMAN
Alabama State At Large
Expires Jan. 16, 2017