

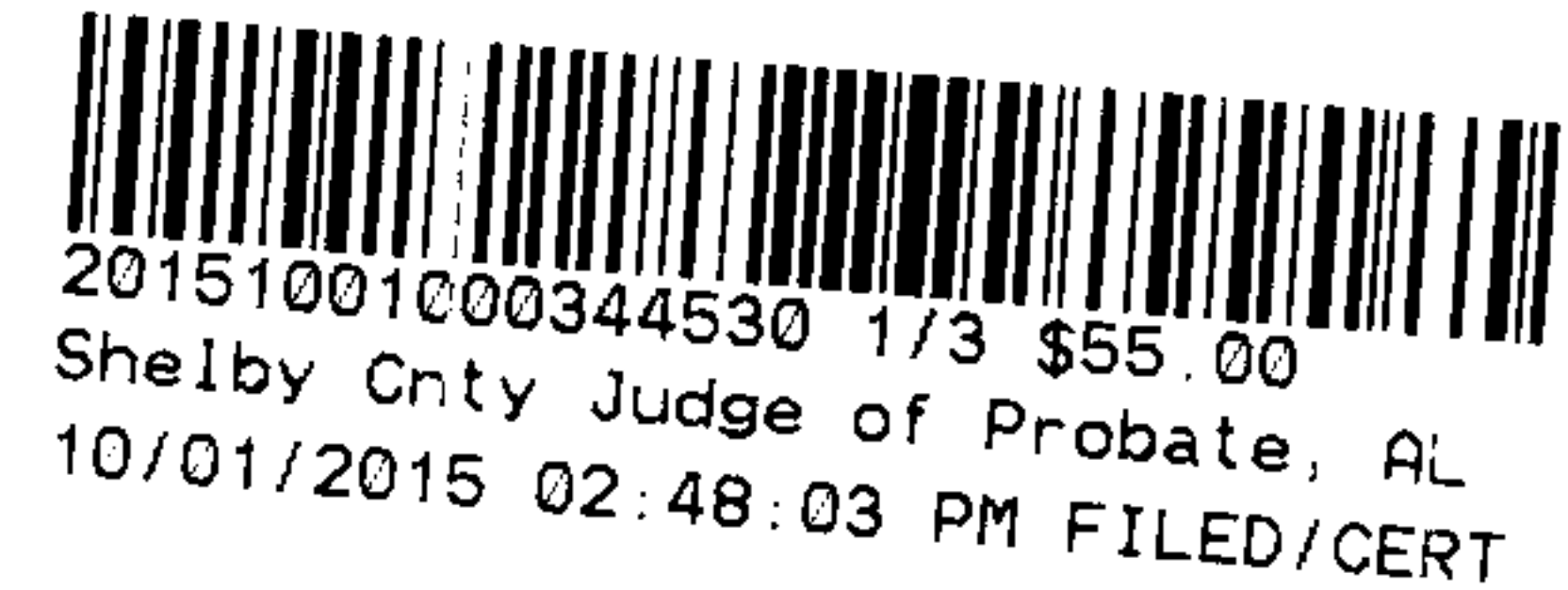
This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Tammy Straate and Mark F. Straate
17 Brush Creek Farms
Columbiana, Alabama 35051

WARRANTY DEED



**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this September 30, 2015, That for and in consideration of **SEVEN HUNDRED THOUSAND AND NO/100 (\$700,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **M. ANN JOHNSON A/K/A MARGARET A. JOHNSON, an unmarried person,** (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **TAMMY E. STRAATE and MARK F. STRAATE,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 17, according to the Survey of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 8, Page 89.
7. Easement to Alabama Power Company filed for record in Book 070, Page 257 in the Probate Office of Shelby County, Alabama.
8. Agreement for Underground Residential Distribution filed for record in Book 52, Page 184 in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company filed for record in Book 350, Page 966, in the Probate Office of Shelby County, Alabama.
10. Subject to those certain restrictions filed for record in Book 087, Page 657 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 10/01/2015
State of Alabama
Deed Tax: \$35.00

11. Subject to those certain restrictions filed for record in Book 48, Page 254 in the Probate Office of Shelby County, Alabama.

MARGARET A. JOHNSON IS ONE AND THE SAME PERSON AS M. ANN JOHNSON IN THAT CERTAIN DEED FILED FOR RECORD IN BOOK 089, PAGE 442 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND SHE IS THE SOLE SURVIVOR WITH JOINT RIGHT OF SURVIVORSHIP; C. STUART JOHNSON HAVING DIED ON JULY 31, 2012.

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 Grantees, 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 the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is 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 SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 30, 2015.

GRANTOR:

M. Ann Johnson aka Margaret A. Johnson
M. Ann Johnson a/k/a Margaret A. Johnson

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that M. Ann Johnson a/k/a Margaret A. Johnson, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, M. Ann Johnson a/k/a Margaret A. Johnson executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 30, 2015.

C. Ryan Sparks
C. Ryan Sparks, Notary Public


20151001000344530 2/3 \$55.00
Shelby Cnty Judge of Probate, AL
10/01/2015 02:48:03 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 M. Ann Johnson
Mailing Address _____
17 Brush Creek Farms
Columbiana, Alabama 35051

Grantee's Name Tammy E. Straate
Mailing Address _____
Mark F. Straate
17 Brush Creek Farms
Columbiana, Alabama 35051

Property Address 17 Brush Creek Farms
Columbiana, Alabama 35051

Date of Sale 9/30/15
Total Purchase Price \$ 700,000.00
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 _____

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20151001000344530 3/3 \$55.00
Shelby Cnty Judge of Probate, AL
10/01/2015 02:48:03 PM FILED/CERT

Form RT-1