

STATE OF ALABAMA
COUNTY OF SHELBY

20151116000395220 1/2 \$68.00
Shelby Cnty Judge of Probate, AL
11/16/2015 10:08:11 AM FILED/CERT

WARRANTY DEED RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Fifty One Thousand and 00/100 (\$51,000.00)** and other good and valuable consideration to the undersigned Grantor, Dennis W. Veigl, a married man in hand paid by **Nancy Karol Johnson and Karol Ann Johnson** the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **Nancy Karol Johnson and Karol Ann Johnson** hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

A part of Lot 20, Block 1, according to the survey of Birmingham Junction, made by J. R. Bozeman, as recorded in Deed Book 14, page 239 in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the SW corner of Lot 20, Block 1, Birmingham Junction, as recorded in Deed Book 14, page 239 in Office of Judge of Probate of Shelby County, Alabama, as established by Deed Book 276, Page 839 and Deed 323, page 748, Shelby County, Alabama and run East along the North ROW line of Birmingham Street for a distance of 24.00 feet to the point of beginning; thence continue along last described course as distance of 88.43 feet; thence left 87 degrees 39 minutes and run Northerly for a distance of 175.00 feet; thence left 92 degrees 21 minutes and run westerly for a distance of 88.43 feet; thence left 87 degrees 39 minutes and run Southerly for a distance of 175.00 feet to the point of beginning; being situated in Shelby County, Alabama.

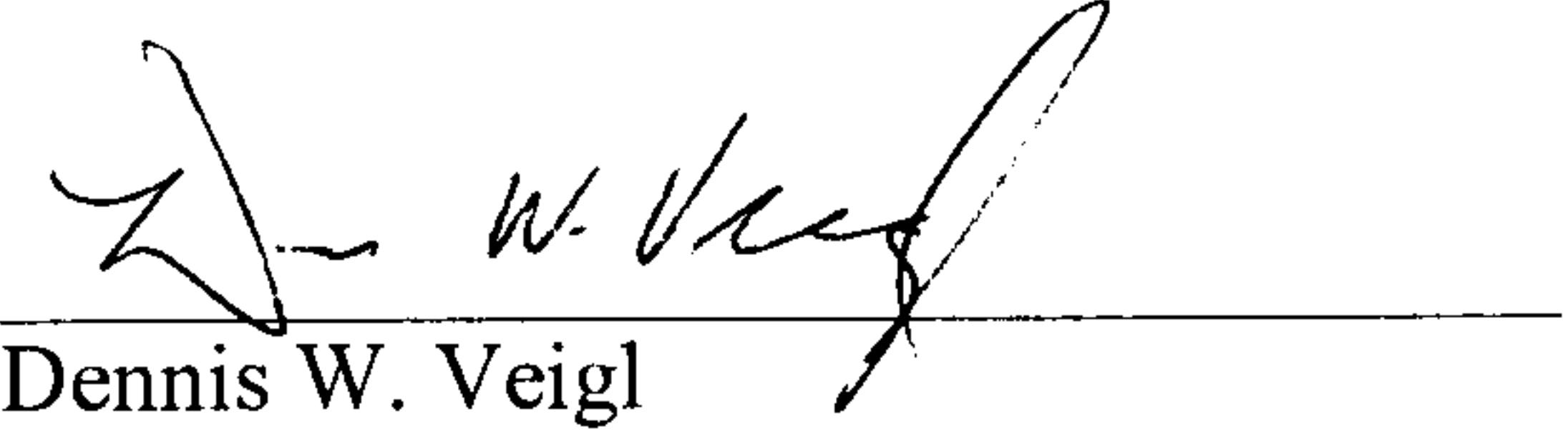
According to the survey of Rodney Y. Shiflett, Al re. No. 21784, dated September 18, 2002.

This conveyance is made subject to the following:

1. 2015, Ad Valorem taxes, a lien but not yet due and payable.
2. Subject to easement restrictions and rights of ways or record.
3. General and special taxes or assessments for 2015 and subsequent years not yet due and payable as well any and all sewer liens recorded or not recorded.
4. Easements and building set back line as shown by record plat.
5. This is not the primary residence of the Grantor nor his spouse.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees during their joint lives and upon the death of either of them, then 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 its purchasers or assigns, Grantors hereby covenants with the said Grantees and its purchasers or assigns, that Grantors is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantors will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantors.

Given under our hand and seal this 20th day of October, 2015

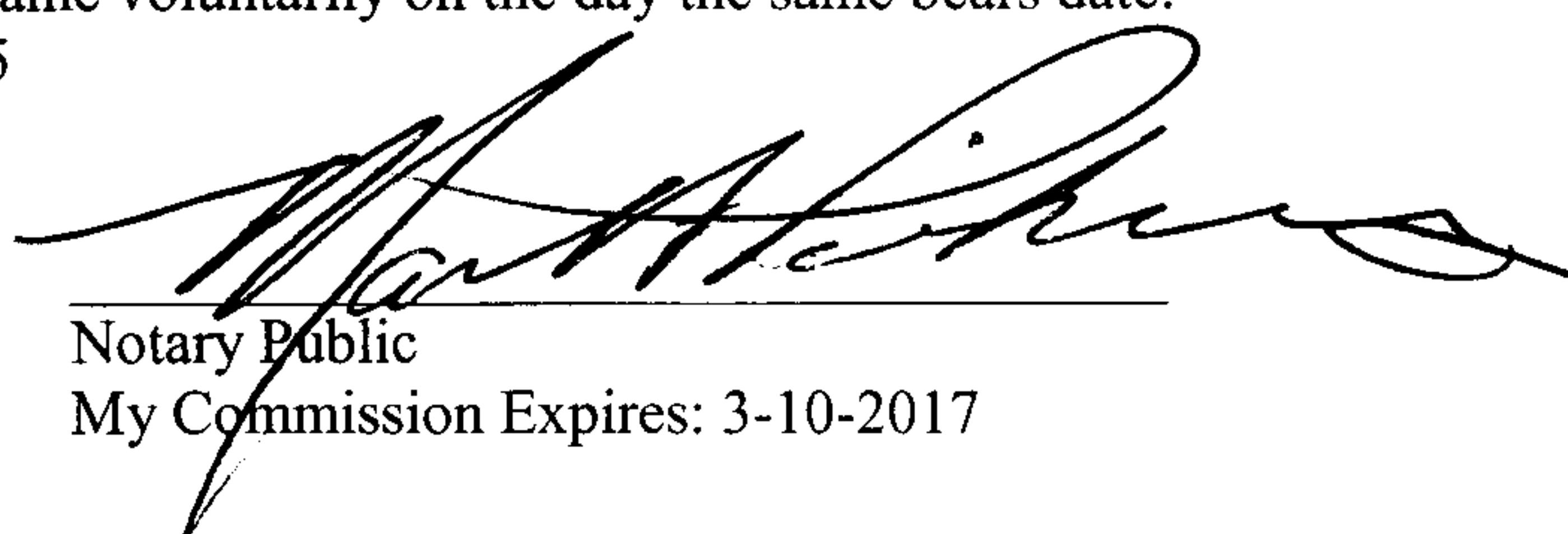

Dennis W. Veigl

Shelby County, AL 11/16/2015
State of Alabama
Deed Tax: \$51.00

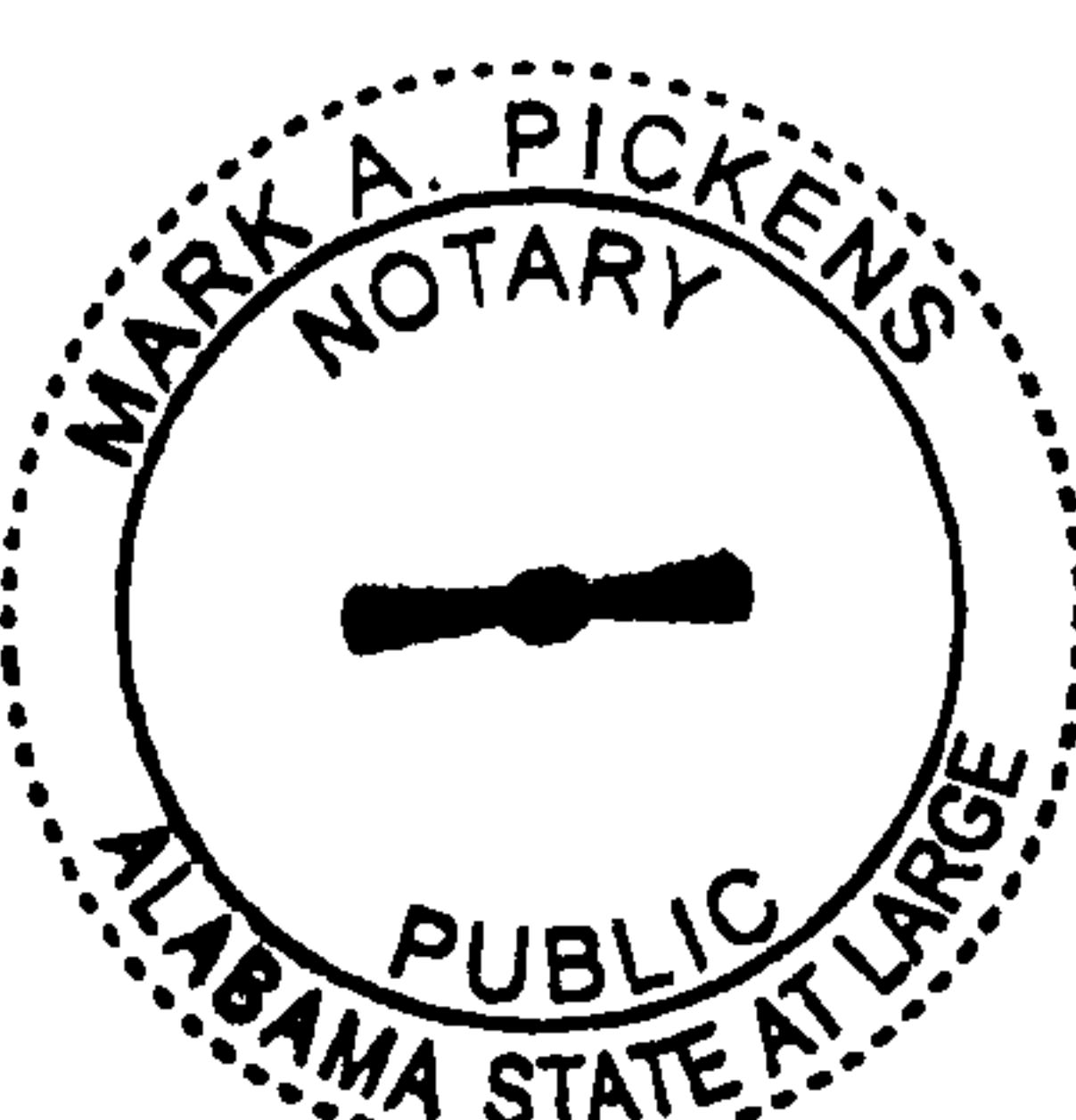
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Dennis W. Veigl, a married man, who is 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20th day of October, 2015


Notary Public
My Commission Expires: 3-10-2017

Prepared By:
Mark A. Pickens
Birmingham, AL 35259
Birmingham, Alabama 35124



Send Tax Notices To:
Nancy Karol Johnson and Karol Ann Johnson
345 Birmingham Street
Wilton, Alabama 35115

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

Dennis W. Veigl
345 Birmingham Street
Wilton, Alabama 35115

Grantee's Name
Mailing Address

Dancy Karol Johnson
Karol Ann Johnson
345 Birmingham Street
Wilton, Alabama 35115

Property Address
345 Birmingham Street
Wilton, AL 35115

Date of Sale 10-20-15
Total Purchase Price \$ 51,000 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


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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 10/20/15

Print Mark A. Pickens

Unattested

Sign Mark A. Pickens

(verified by)

(Grantor/Grantee/Owner/Agent) circle one