

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

20160421000131040
04/21/2016 12:13:26 PM
DEEDS 1/3

Send tax notice to:

BHM1600187

David M. Johnson

Susan W. Johnson

455 Ballantrae Road

Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of **Three Hundred Fourteen Thousand Four Hundred and 00/100 Dollars (\$314,400.00)** in hand paid to the undersigned, **DAL Properties, LLC** (hereinafter referred to as "Grantor"), by **David M. Johnson and Susan W. Johnson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2108, according to the Survey of Kirkwall at Ballantrae, Phase I, as recorded in Map Book 45, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND

CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

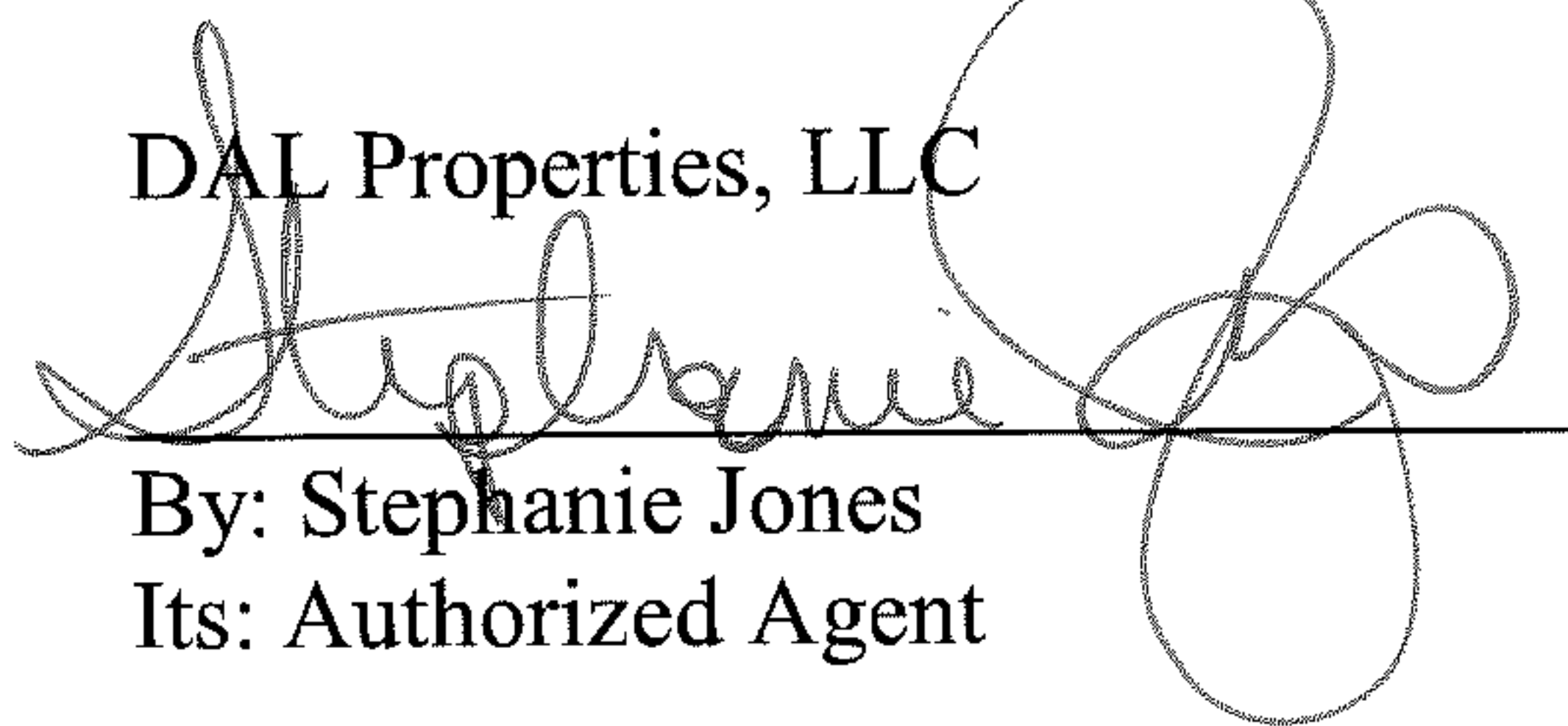
\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with right of survivorship, their heirs and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC by Stephanie Jones its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 20th day of April, 2016.

DAL Properties, LLC



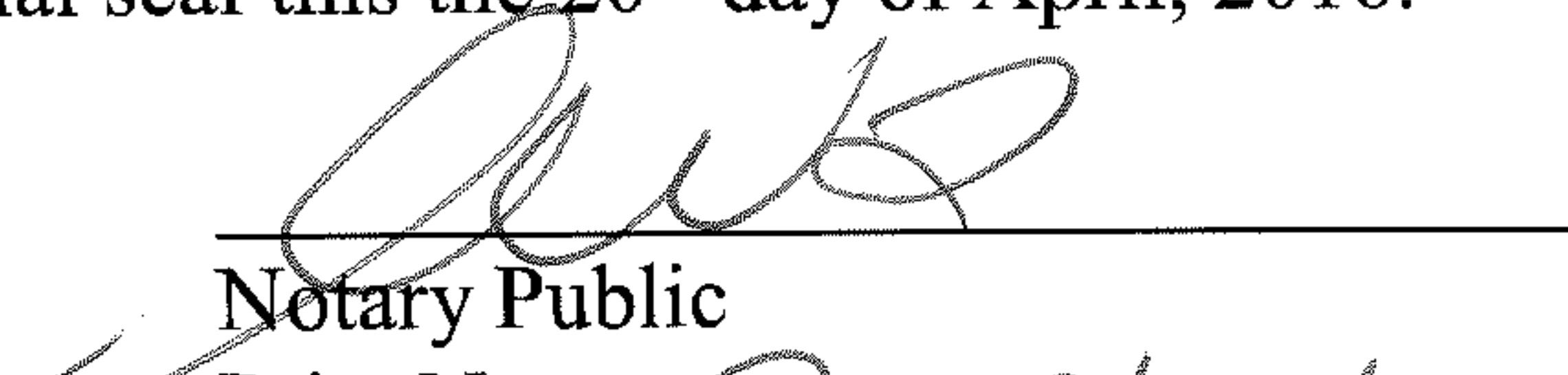
By: Stephanie Jones

Its: Authorized Agent

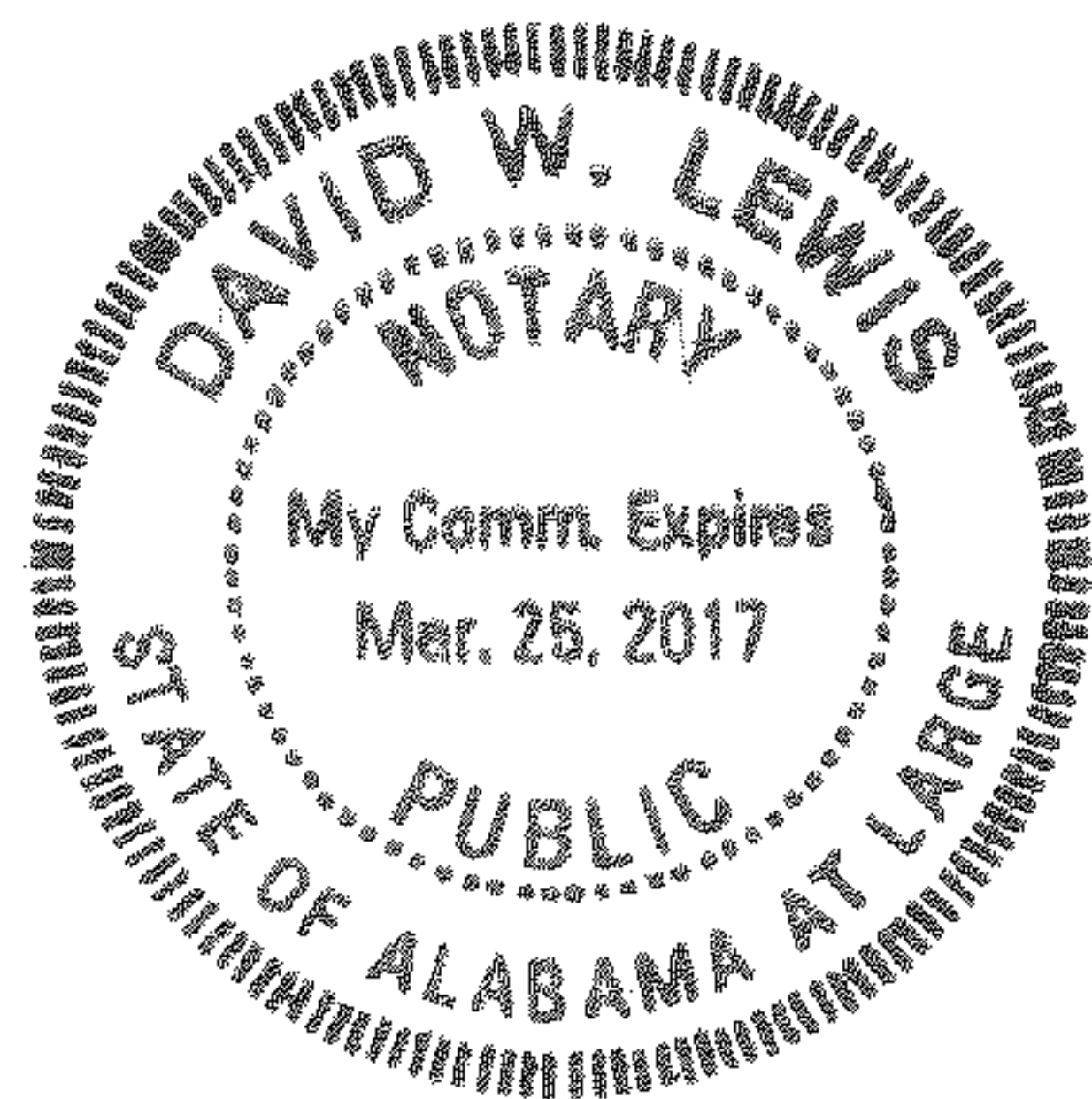
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, as such authorized agent and with full authority, executed the same voluntarily for and as the act of said Corporation on the date the same bears date.

Given under my hand and official seal this the 20th day of April, 2016.


Notary Public
Print Name: DAVID W. LEWIS
Commission Expires:

3/25/17



Real Estate Sales Validation Form

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

Grantor's Name DAL Properties, LLC
 Mailing Address 3112 Hwy. 109
Wilsonville, AL 35186

Grantee's Name David M. Johnson
 Mailing Address Susan W. Johnson
455 Ballantrae Road
Pelham, AL 35124

Property Address 455 Ballantrae Road
Pelham, AL 35124

Date of Sale 4/20/16
 Total Purchase Price \$ 314,400.00
 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.

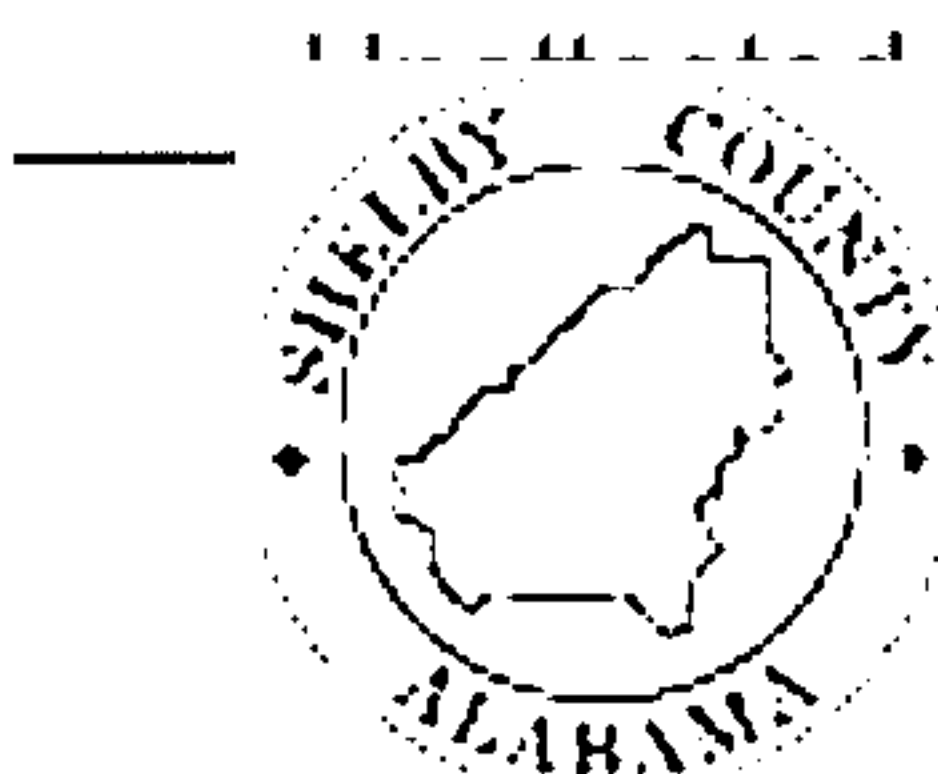
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 4/20/16

Print Dave Lewis



Filed and Recorded
 Official Public Records
 (verified by)
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/21/2016 12:13:26 PM
 \$184.50 JESSICA
 20160421000131040

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

[Signature]