

20160425000133460
04/25/2016 10:17:36 AM
DEEDS 1/5

This instrument prepared by:
Cassy L. Dailey
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Barry Keith Johnson, II and
Sandy F. Johnson
737 Highway 42
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Sixty-Eight Thousand And No/100 Dollars (\$68,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ronald Gene Burnett and wife, Vickie Burnett, also known as Vikkie Burnett (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Barry Keith Johnson, II and Sandy F. Johnson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 22, 2016.


Ronald Gene Burnett

Vikkie Burnett

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald Gene Burnett and Vickie Burnett, also known as Vikkie Burnett, 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 on the _____ day of _____, 20____.

See Attached For Notary Public

Notary Public

My commission expires:

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

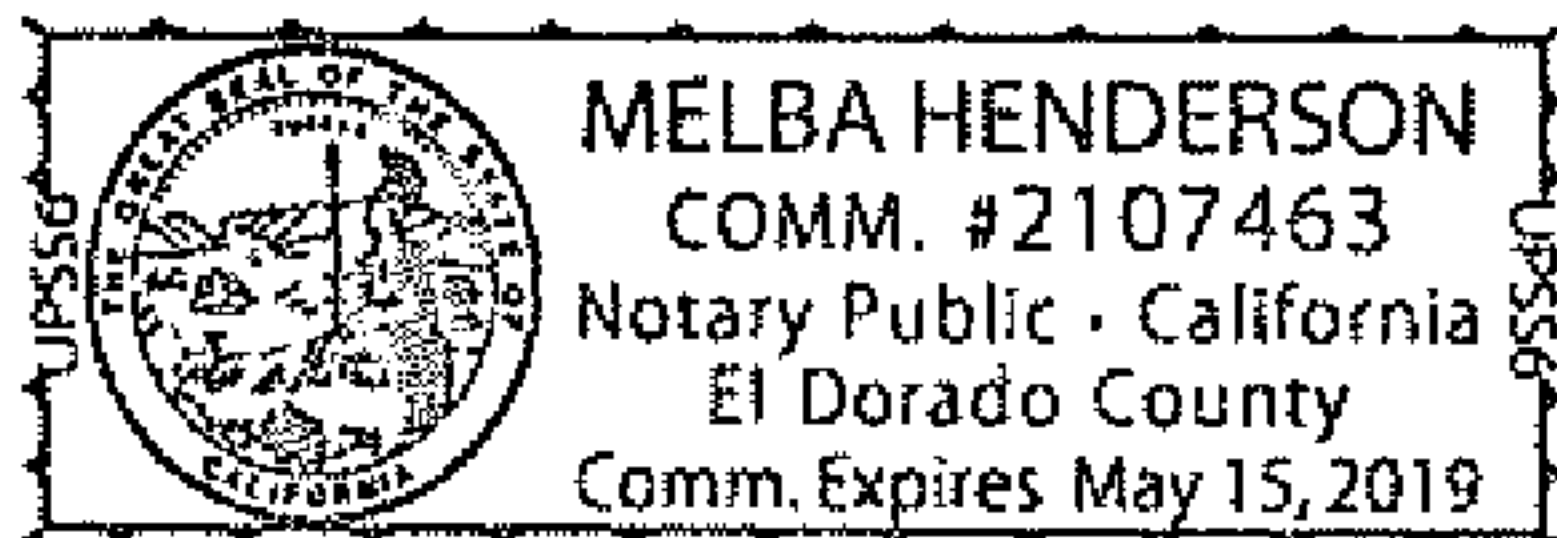
County of El DoradoOn April 20, 2016 before me, Melba Henderson, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Ronald Gene Burnett and Vikkie Burnett

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Melba Henderson

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: April 20, 2016Number of Pages: 2

EXHIBIT "A"

Begin at the NE corner of the SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East going South along said Section line for a distance of 473.6 feet; thence an angle of 41 deg. 15' right (South 37 deg. 00' West) for a distance of 210.0 feet; thence an angle of 3 deg. 00' right (South 40 deg. 00' West) for a distance of 150 feet; thence an angle of 20 deg. 26' right (South 60 deg. 26' West) for a distance of 100 feet; thence an angle of 16 deg. 15' right (South 76 deg. 41' West) for a distance of 100 feet; thence an angle of 18 deg. 57' right (North 84 deg. 22' West) for a distance of 100 feet; thence an angle of 11 deg. 07' Right (North 73 deg. 15' West) for a distance of 100 feet; thence an angle of 8 deg. 22' left (North 81 deg. 37' West) for a distance of 100 feet; thence an angle of 9 deg. 15' left (South 89 deg. 08' West) for a distance of 100 feet, to the point of beginning of the parcel herein described; thence an angle of 87 deg. 06' left (South 2 deg. 02' West) for a distance of 368.5 feet to the Alabama Power Company easement or property line of Lake Lay this establishes the Eastern boundary line of said property line; thence from point of beginning an angle of 81 deg. 50' right from Eastern boundary line (South 83 deg. 52' West) a distance of 155.0 feet; thence an angle of 94 deg. 45' left (South 10 deg. 53' East) for a distance of 327.3 feet to Alabama Power Company Lake (Lake Lay); thence along said property line to where said line intersects Eastern boundary line of said tract; thence along Eastern boundary line to point of beginning; said parcel being situated in the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, according to the survey of Gary N. Roberts, Registered Land Surveyor; being situated in Shelby County, Alabama.

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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
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Grantor's Name	Ronald Gene Burnett and Vickie Burnett	Grantee's Name	Barry Keith Johnson, II and Sandy F. Johnson
Mailing Address	<u>2505 Clarksville Rd</u> <u>Rescue CA 95672</u>	Mailing Address	<u>737 Hwy 42</u> <u>Calera AL 35040</u>
Property Address	200 Highway 408 Shelby, AL 35143	Date of Sale	April 22, 2016
		Total Purchase Price	\$68,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ Closing Statement	

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 - Ronald Gene Burnett and Vickie Burnett, . .

Grantee's name and mailing address - Barry Keith Johnson, II and Sandy F. Johnson, . .

Property address - 200 Highway 408, Shelby, AL 35143

Date of Sale - April 22, 2016.

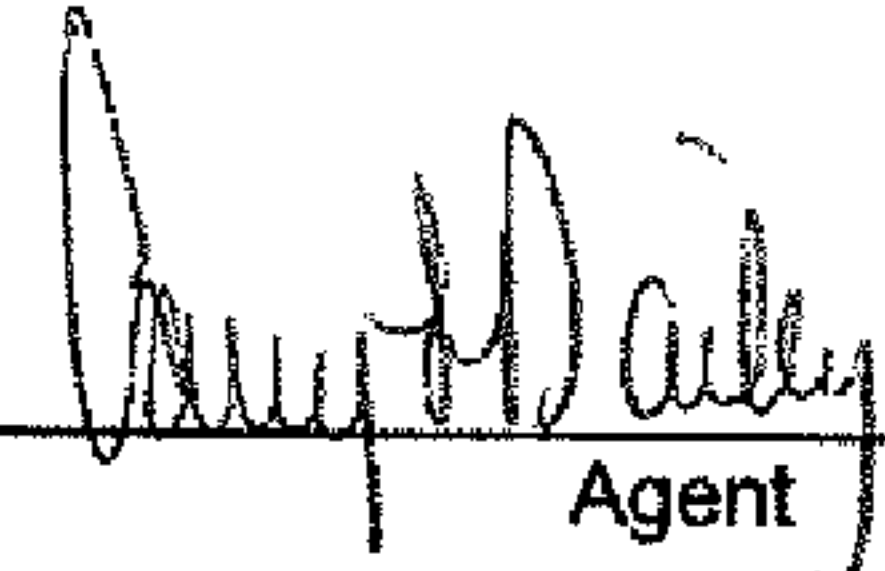
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

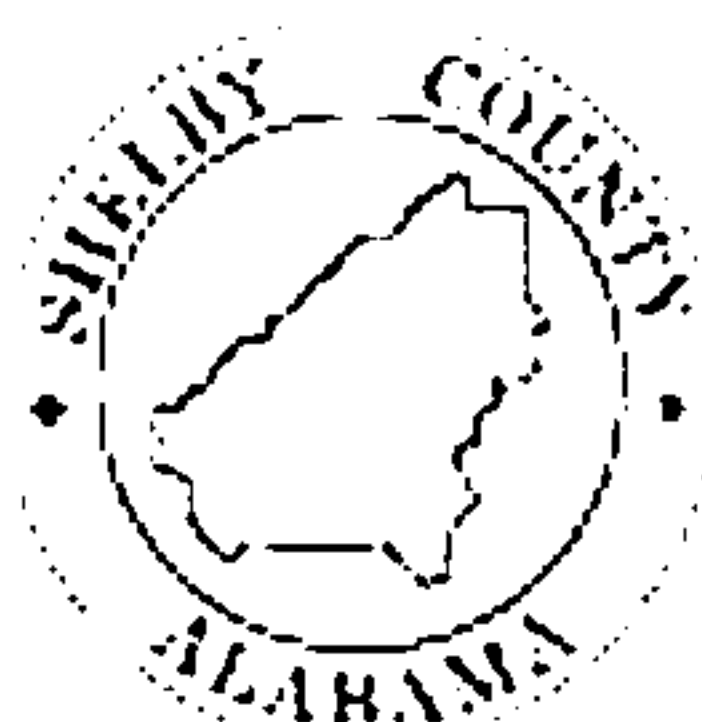
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: April 22, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2016 10:17:36 AM
\$94.00 CHERRY
20160425000133460

