

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

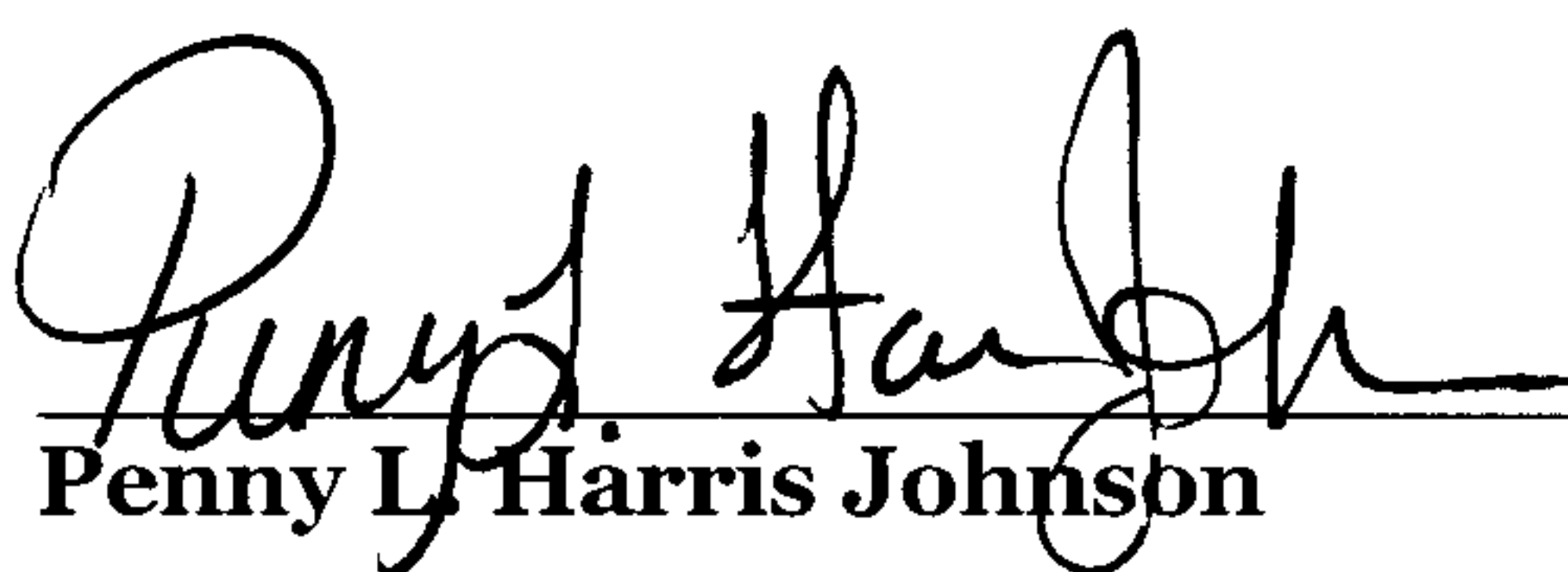
Know All Men by These Presents: That in consideration of *Two Hundred Fifty Two Thousand Dollars (\$252,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Penny L. Harris Johnson, an unmarried woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Matthew T. Waters and Jennie M. Waters**, (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

\$247,435.00 of the above consideration is being paid by a purchase money mortgage, which is filed simultaneously herewith.

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and/or assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.


In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **2nd day of May, 2016.**

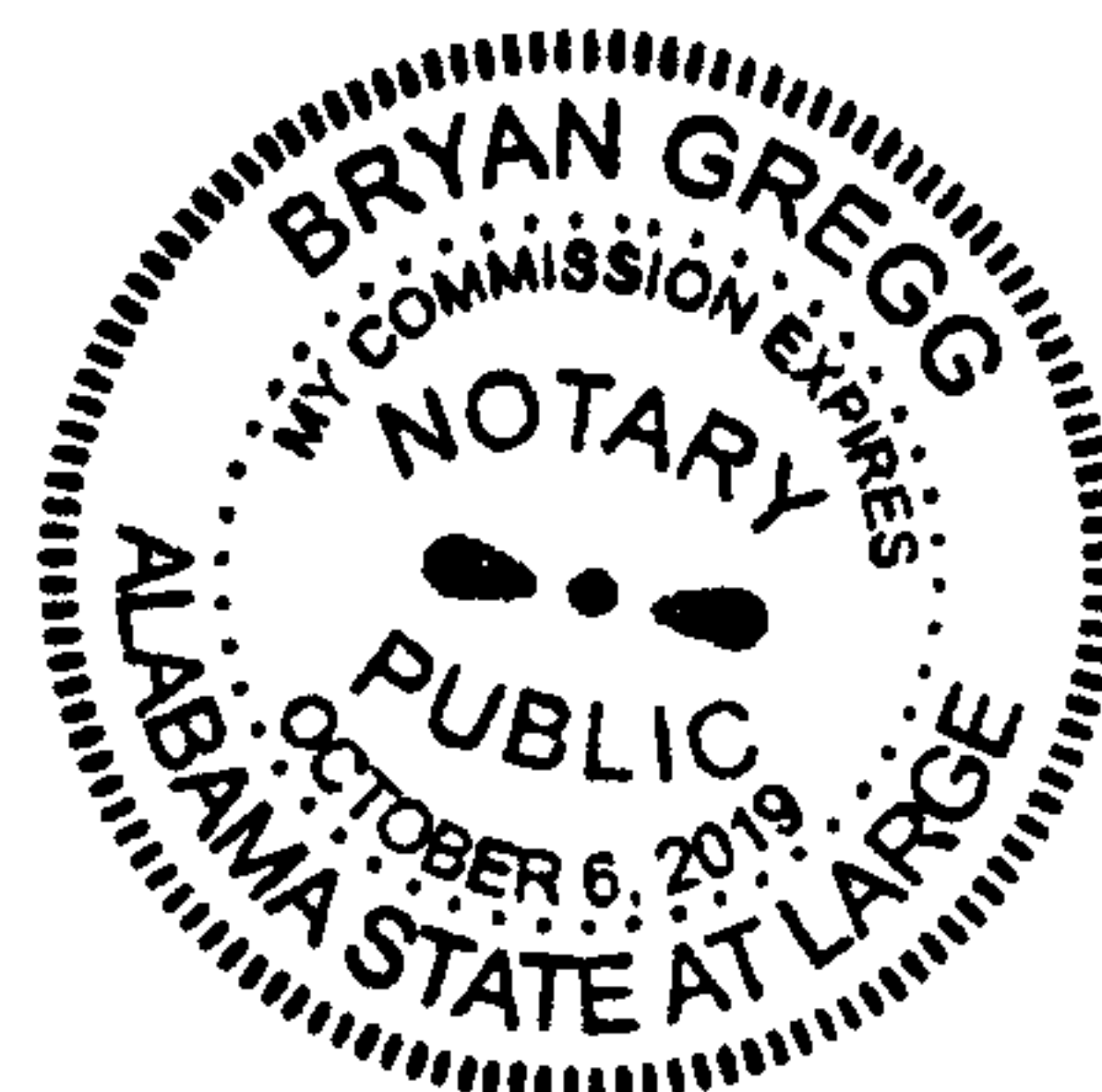
 (Seal)
Penny L. Harris Johnson

STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Penny L. Harris Johnson**, 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 this **2nd day of May, 2016.**


Notary Public
My Commission Expires: 10-6-2019




Send Tax Notice To & This Instrument Prepared By:
Matthew T. Waters and Jennie M. Waters
211 Clairmont Road
Sterrett, AL 35147

Exhibit "A" Legal Description

Lot 155, according to the survey of Forest Parks - 1st Sector, as recorded in Map Book 22, Pages 28 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.


20160509000155070 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/09/2016 10:20:52 AM 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 Penny L. Harris Johnson
Mailing Address 484 Fowler Lane
Shelby, AL 35143

Grantee's Name Matthew T. Waters and
Mailing Address Jennie M. Waters
211 Clairmont Road
Sterrett, AL 35147

Property Address 211 Clairmont Road
Sterrett, AL 35147

Date of Sale May 2, 2016
Total Purchase Price \$ 252,000.00
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 5-2-16

Print Penny L. Harris Johnson

Unattested

Bryan Gregg
(verified by)

Sign Penny L. Harris Johnson
(Grantor/Grantee/Owner/Agent) Circle one

Print Form

Form RT-1