

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Paul Johnson and Brandy Johnson

778 Highway 337
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

20160722000257500
07/22/2016 12:53:42 PM
DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty Thousand and NO/100 (\$150,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Blaine Williams, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Paul Johnson and Brandy Johnson** (hereinafter 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, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property address is 778 Highway 337, Chelsea, Alabama 35043.

\$147,283.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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, forever.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 21st day of July, 2016.

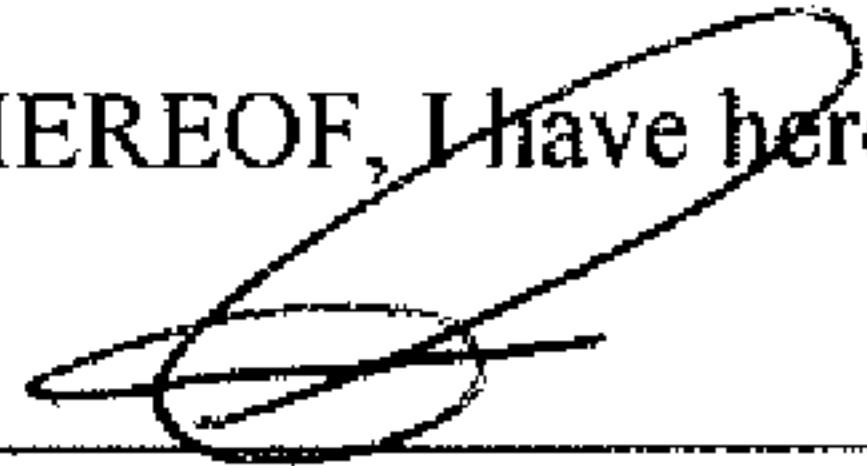


Blaine Williams

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Blaine Williams** whose name is signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of July, 2016.



Alan C. Keith
NOTARY PUBLIC
My Commission Expires: 03/14/2020

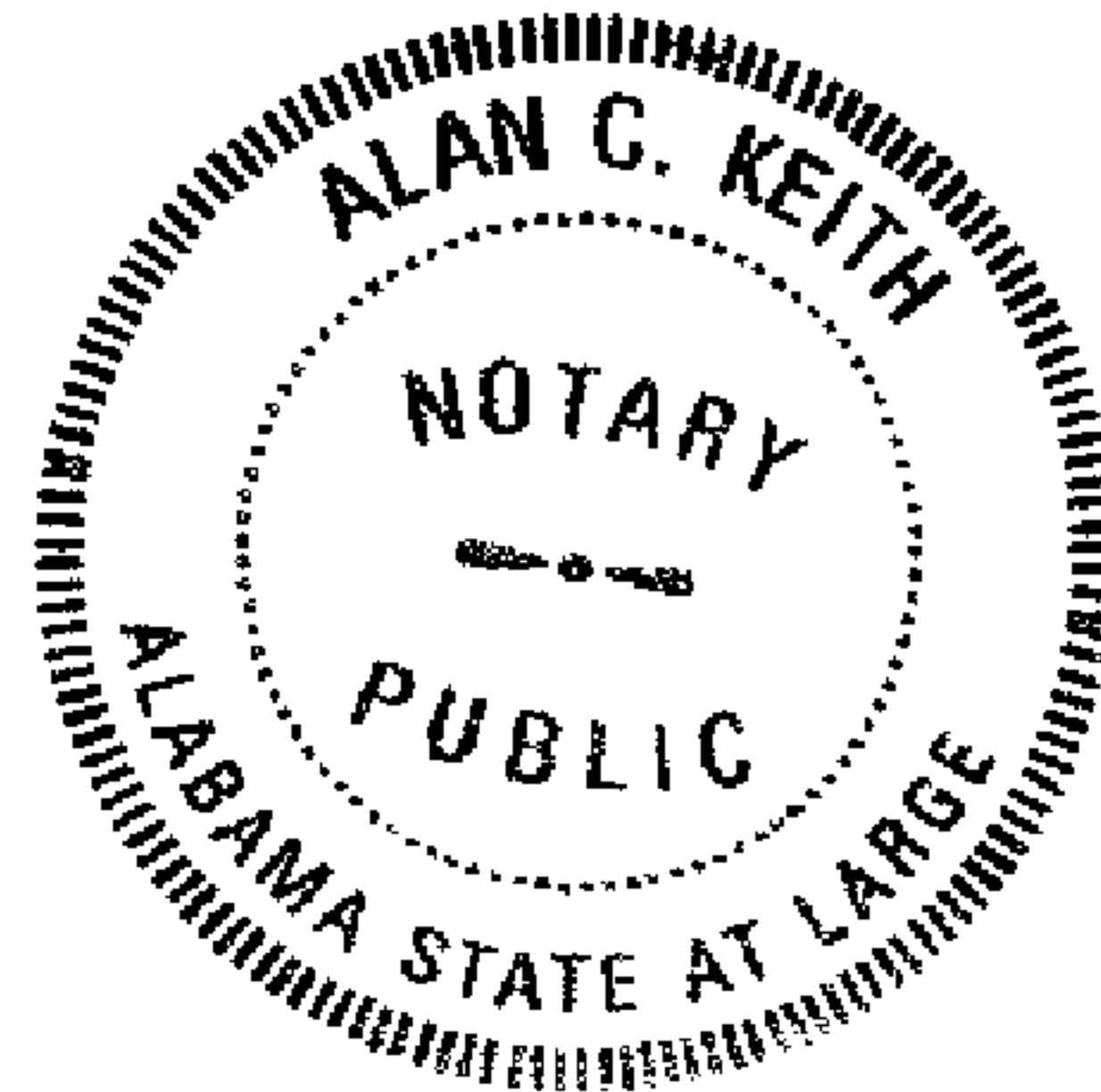


Exhibit A

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Legal Description

Commence at the Southwest corner of the Southeast Quarter of Section 34, Township 19 South, Range 1 West for the point of beginning; thence run East along the South boundary line of said Quarter-Quarter Section for 301.92 feet to the South edge of a country dirt road; thence turn an angle of 160 degrees, 39 minutes, 03 seconds to the left and run along said dirt road for 37.16 feet; thence turn an angle of 10 degrees, 21 minutes, 10 seconds to the right and run along said dirt road for 50.31 feet; thence turn an angle of 13 degrees, 14 minutes, 44 seconds to the right and run along said dirt road for 52.14 feet; thence turn an angle of 13 degrees, 29 minutes, 56 seconds to the right and run along said dirt road for 50.90 feet; thence turn an angle of 01 degrees, 59 minutes, 00 seconds to the right and run along said dirt road for 48.38 feet; thence turn an angle of 05 degrees, 15 minutes, 35 seconds to the left and run along said dirt road for 47.07 feet; thence turn an angle of 09 degrees, 10 minutes, 26 seconds to the left and run along said dirt road for 48.43 feet; thence turn an angle of 01 degrees, 23 minutes, 34 seconds to the left and run along said dirt road for 50.26 feet; thence turn an angle of 02 degrees, 24 minutes, 09 seconds to the left and run along said dirt road for 47.65 feet; thence turn an angle of 131 degrees, 09 minutes, 50 seconds to the left and run 292.52 feet to the point of beginning. According to survey of Larry W. Carver, AL. Reg. No. 15454, dated February 28, 1993.

ALSO known as "Pine Blossum Trail" a Residential Subdivision, as recorded in Map Book 17, Page 42, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Blaine Williams
Mailing Address 3013 Shadow Oaks Way
Wilsonville, AL 35186

Grantee's Name Paul Johnson & Brandy Johnson
Mailing Address 778 Highway 337
Chelsea, AL 35043

Property Address 778 Highway 337
Chelsea, AL 35043

Date of Sale 07/21/2016
Total Purchase Price \$ 150,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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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 7/22/16

Print Alan C. Keith

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/22/2016 12:53:42 PM
\$27.00 CHERRY
20160722000257500