

20160801000269720 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
08/01/2016 12:11:39 PM FILED/CERT

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Wilsie Johnson
108 Dogwood Trl. 1
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THOUSAND FIVE HUNDRED and 00/100 Dollars (\$8,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Frances King, a single woman, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Wilsie Johnson, a married woman, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All covenants, conditions, easements, limitations, provisions, restrictions, reservations, rights-of-way, building setback lines and any other matters of record.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.
And the Grantor does for herself and for her executors, heirs and assigns covenant with the said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her executors, heirs and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 21 day of June, 2016.

Frances King

STATE OF

COUNTY OF

Alabama Mississippi
Shelby Rankin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frances King, whose name 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 official seal, this 21 day of June, 2016.

NOTARY PUBLIC

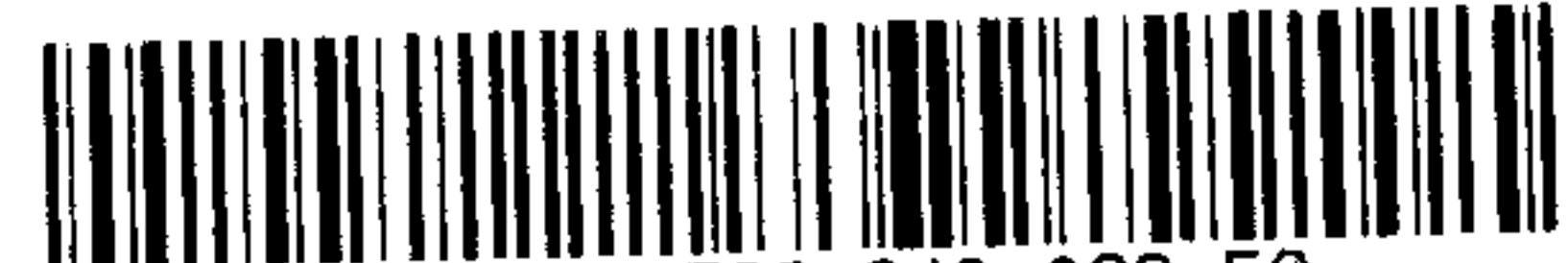
My Commission Expires

Jan. 14, 2016



Shelby County, AL 08/01/2016
State of Alabama
Deed Tax: \$8.50

EXHIBIT "A"



20160801000269720 2/3 \$29.50
Shelby Cnty Judge of Probate, AL
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Legal Description:

Begin at the NE corner of the SW 1/4 of the NW 1/4 of Section 10, Township 22 South, Range 2 West; thence run westerly along the north line thereof a distance of 97.63 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.90 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet to the East line of said 1/4-1/4 Section; thence turn left 90 degrees 10 minutes 30 seconds and run northerly along said East line a distance of 332.91 feet to the point of beginning.

ALSO, a 30 foot easement for ingress and egress, being more particularly described as follows: Commence at the NE corner of the SW 1/4 of the NW 1/4 of Section 10, Township 22 South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right of way line of a public road; thence turn right and run northwesterly along said right of way line to the southwest corner of Reverend Kermit Todd, Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Frances King
Mailing Address 822 W Jasper St
Brandon, MS 38042

Grantee's Name Wilsie Johnson
Mailing Address 108 Dogwood Trail
Alabaster, AL 35007

Property Address See Exhibit 'A'
to Deed

Date of Sale 6-21-16
Total Purchase Price \$ 8,500.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20160801000269720 3/3 \$29.50
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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 8-1-16

Print Gregory D Harrelson

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1