

Send tax notice to:

Christopher V. Williams & Rebecca S.
 4321 Heritage View Road
Birmingham, AL 35242
 PEL1600313

This instrument prepared by:
 S. Kent Stewart
 Stewart & Associates, P.C.
 3595 Grandview Pkwy, #645
 Birmingham, Alabama 35243

20160803000273760
 08/03/2016 10:15:00 AM
 DEEDS 1/3

State of Alabama
 County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Five Thousand and 00/100 Dollars (\$275,000.00) in hand paid to the undersigned **Ronnie Dale Johnson and Linda Garrett Johnson, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Christopher V. Williamson and Rebecca S. Williamson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 41, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

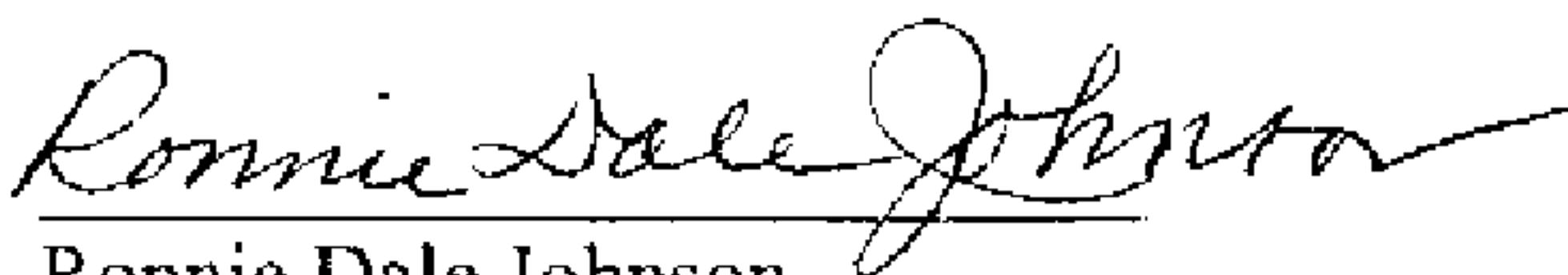
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
 BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

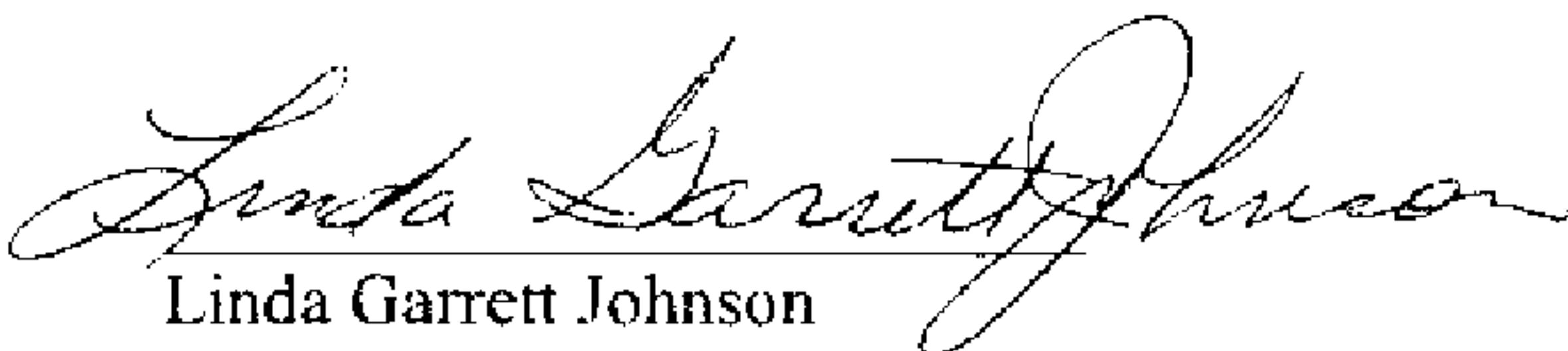
\$215,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantors Ronnie Dale Johnson and Linda Garrett Johnson have hereunto set their signatures and seals on August 2, 2016.


Ronnie Dale Johnson


Linda Garrett Johnson

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie Dale Johnson and Linda Garrett Johnson, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of August, 2016.



Notary Public
Print Name: Mark Asbury
Commission Expires: 6-28-20

(NOTARIAL SEAL)

Mark Asbury
Notary Public, State at Large
My Commission Expires June 28, 2020

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressKonnie Duke Johnson
Linda Garrett Johnson
1310 Rock Chapel Rd
Hopewell, AL 35078Grantee's Name
Mailing AddressChristopher V. Williamson
Rebecca Williamson
4321 Heritage View Rd
Birmingham, AL 35212

Property Address

4321 Heritage View Rd
Birmingham, AL 35212

Date of Sale

8/2/16

Total Purchase Price \$

275,000or
Actual Value

\$

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 - 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).

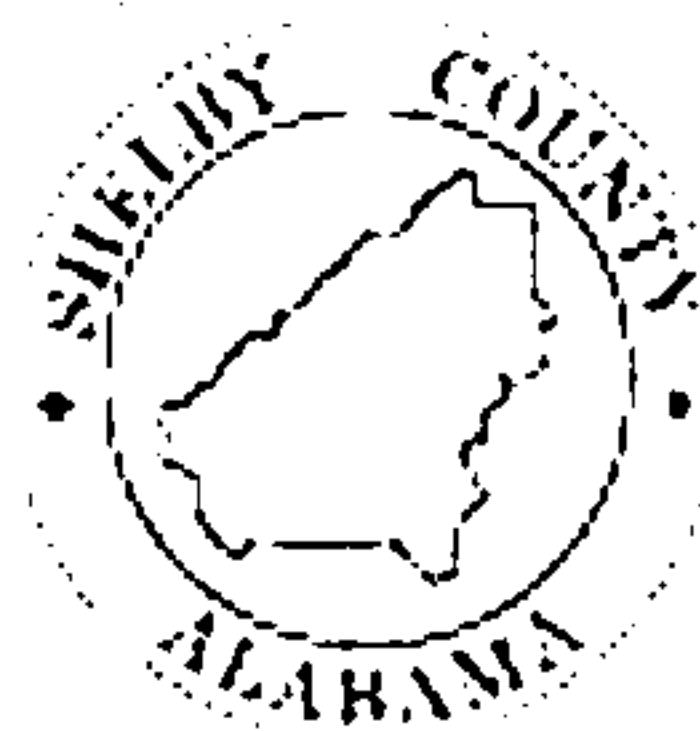
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/2/16Print Mark Asbury UnattestedSign Mark Asbury

(verified by)

(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
08/03/2016 10:15:00 AM
\$81.00 CHERRY
20160803000273760