After Recording Send Tax Notice To:

Cynthia H. Johnson 111 Burnham Street Birmingham, AL 35242

WARRANTY DEED

20160808000280100 08/08/2016 10:12:32 AM DEEDS 1/3

STATE OF ALABAMA SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, Cynthia H. Johnson, an unmarried woman, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes her homestead, grants, bargains, sells and conveys unto Cynthia Johnson, Trustee, of the Johnson Family Trust dated March 6, 2015, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Lot 19-20, according to the Final Plat of Mt. Laurel – Phase 111B, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, Cynthia H. Johnson has hereunto set his hand and seal this 4th day of February, 2016.

20160808000280100 08/08/2016 10:12:32 AM DEEDS 2/3

Cynthia H. Johnson

STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Cynthia H. Johnson**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office this 4th day of February, 2016.

John K. Holliman, NOTARY PUBLIC

My Commission Expires: August 29, 2018

This Document Prepared By:

John R. Holliman 2491 Pelham Parkway Pelham, AL 35124 (205) 663-0281

Real Estate Sales Validation Form

This	Document must be filed in	accordance with	Code of Alabam	a 1975, Section 40-22-1	
Grantor's Name	Cynthia H. Johnson			me Cynthia Johnson, Trustee of the	
Mailing Address	111 Burnham Street		Mailing Address Johnson Family_Trust, dated March		
	Birmingham, AL 35242		-	6, 2015	
	<u>-</u>			111 Burnham St, Birmingham, AL	
Property Address	111 Burnham Street		Date of S	Sale February 4, 2016	
	Birmingham, AL 35242	<u></u> То	Total Purchase Price \$		
	·-	• •	or	•	
	· · · · · · · · · · · · · · · · · · ·	Act	ual Value	\$	
2016080800028010	0 08/08/2016 10:12:3	2 AM DEEDS Assess	3/3 or sor's Market Va	alue \$ <u>597,900</u>	
•	one) (Recordation of do	cumentary evi	dence is not recoraisal	in the following documentary quired)	
	document presented for this form is not required		ntains all of the	e required information referenced	
		Instructio	ns	<u>-</u>	
	d mailing address - proveir current mailing address		of the person of	r persons conveying interest	
Grantee's name are to property is being		vide the name	of the person o	or persons to whom interest	
Property address -	the physical address of	the property b	eing conveyed,	if available.	
Date of Sale - the	date on which interest to	the property v	vas conveyed.		
	ce - the total amount paid the instrument offered f		ase of the prop	perty, both real and personal,	
conveyed by the in	• •	ord. This may	be evidenced b	erty, both real and personal, being by an appraisal conducted by a	
excluding current uresponsibility of va	use valuation, of the prop	perty as detern ty tax purpose	nined by the loc	timate of fair market value, cal official charged with the and the taxpayer will be penalized	
accurate. I further		e statements d	laimed on this	ained in this document is true and form may result in the imposition	
				Johnson	
Date	• ••••	Print (-11-4110~- 1-1-	JONNSON	
Unattested		Sign \(\(\frac{\tau}{2} \)	exthe	H. Johnson	
Official I	(verified by) Public Records mes W. Fuhrmeister, Probate Judge,	Print Form	(Grantor/Gra	antee/Owner/Agent) circle one Form RT-1	
County C	_ ·	TE THILE COLUM	ŀ	- 	

Shelby County, AL 08/08/2016 10:12:32 AM

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