

Send tax notice to:  
Harold Eugene Walden  
145 Lauchlin Way  
Pelham, AL 35124

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

STATE OF ALABAMA  
 Shelby COUNTY

**20160823000304040**  
**08/23/2016 01:35:41 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00) in hand paid to the undersigned, Jeffrey Marc Johnson and Tatshum Nichelle Bulger-Johnson, Husband and Wife, (hereinafter referred to as "Grantors"), by Harold Eugene Walden (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1123A, according to the resurvey of Lots 1123 and 1124 of Lauchlin at Ballantrae, Phase 2, as recorded in Map Book 41, Page 138, 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.

\$259,706.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
 A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his 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 and assigns shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 22nd day of August, 2016.


  
Jeffrey Marc Johnson

  
Tatshum Nichelle Bulger-Johnson

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Marc Johnson and Tatshum Nichelle Bulger-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 22<sup>nd</sup> day of August, 2016.

  
Notary Public  
Print Name: DAVID W. LEWIS  
Commission Expires: 3/25/17



## 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 Address

Jeffrey Marc Johnson  
Tosum Nichelle Butler-Johnson  
1422 Grand Reserve Dr  
Pelham AL 35244

Grantee's Name  
Mailing Address

Harold Eugene Williams II  
145 Lanchlinway  
Pelham AL 35244

Property Address

145 Lanchlinway  
Pelham AL 35244

Date of Sale

8/22/16

Total Purchase Price \$

285,000

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

8/22/16

Print

David Williams

Unattested

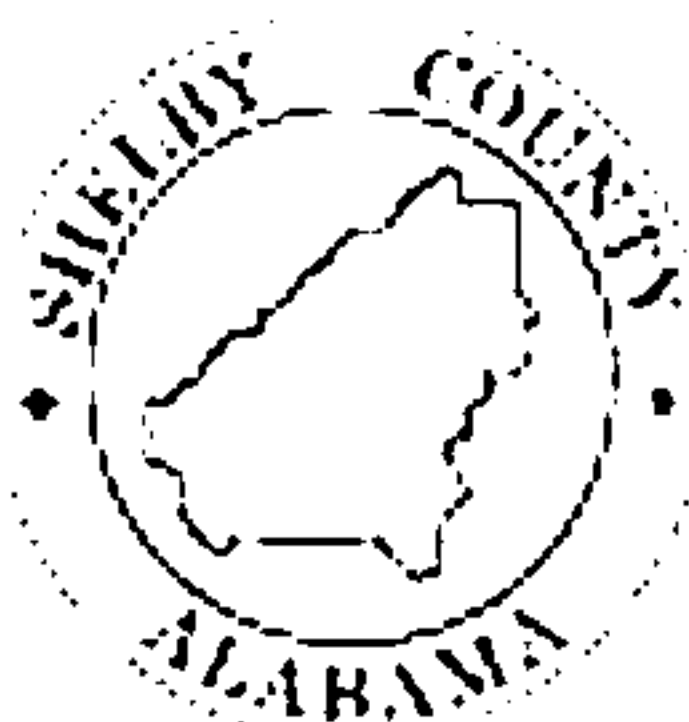
Sign

[Signature]

(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  
08/23/2016 01:35:41 PM  
\$46.50 CHERRY  
20160823000304040

[Signature]