

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3170 Highway 31 South

(205) 445-1619

Pelham, AL 35124

Send Tax Notice to:

(Name) Luther G. Johnson Jr

(Address) 874 Johnson Dr

Pelham AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Betty O. Johnson and Luther G. Johnson, Jr., wife and husband, and Annie O. Davis, an unmarried woman,** the “Grantors” herein, in hand paid by **Luther G. Johnson, Jr. and Betty J. Johnson, husband and wife, as joint tenants with right of survivorship,** the “Grantees” herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantees all their right, title, interest, and claim in or to the following described real estate, to wit:

A part of the NW 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, more particularly described as follows:

Begin at the Northwest corner of the NW 1/4 of the NE 1/4 and run South along the West line of said Quarter-Quarter Section a distance of 238.6 feet; thence turn left and run in a Northeasterly direction and parallel to the Helena-Acton Railroad right of way a distance of 210 feet; thence turn left and run in a Northerly direction and parallel with the West boundary line of said Quarter-Quarter section to the North boundary line of said NW 1/4 of NE 1/4; thence turn left and run in a Westerly direction and along the North boundary line of said NW 1/4 of NE 1/4 to the Point of Beginning.

Mineral and mining rights excepted.

- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.
- Betty O. Johnson is one and the same person as Betty J. Johnson.

Situated in *Shelby County, Alabama.*

TO HAVE AND TO HOLD to the said **Luther G. Johnson, Jr. and Betty J. Johnson,** and Grantee’s heirs and assigns forever.

Given under my hand and seal this 4th day of October, 2016.

Betty O. Johnson
Betty O. Johnson

Luther G. Johnson, Jr.
Luther G. Johnson, Jr.

Annie O. Davis
Annie O. Davis

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Betty O. Johnson, Luther G. Johnson, Jr. and Annie O. Davis, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 4th day of October, 2016.

Cassy L. Dailey
Notary Public

Commission Expires: 6/4/18



Real Estate Sales Validation Form

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

Grantor's Name Luther G. Johnson, Jr., Betty
O. Johnson, Annie O. DavisGrantee's Name Luther G. Johnson, Jr. and Betty J.
JohnsonMailing Address 874 Johnson Drive
Pelham, Alabama
35124Mailing Address 874 Johnson Drive
Pelham, Alabama 35124Property Address 874 Johnson Drive
Pelham, Alabama
35124

Date of Sale October 4, 2016

Total Purchase Price \$

or

Actual Value \$47,500.00

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

___ Appraisal

___ Sales Contract

X Other: Actual Value

___ 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 -- Luther G. Johnson, Jr. and Betty O. Johnson, and Annie O. Davis, 874
Johnson Drive, Pelham, Alabama 35124Grantee's name and mailing address -- Luther G. Johnson, Jr. and Betty J. Johnson, 874 Johnson Drive,
Pelham, AL 35124

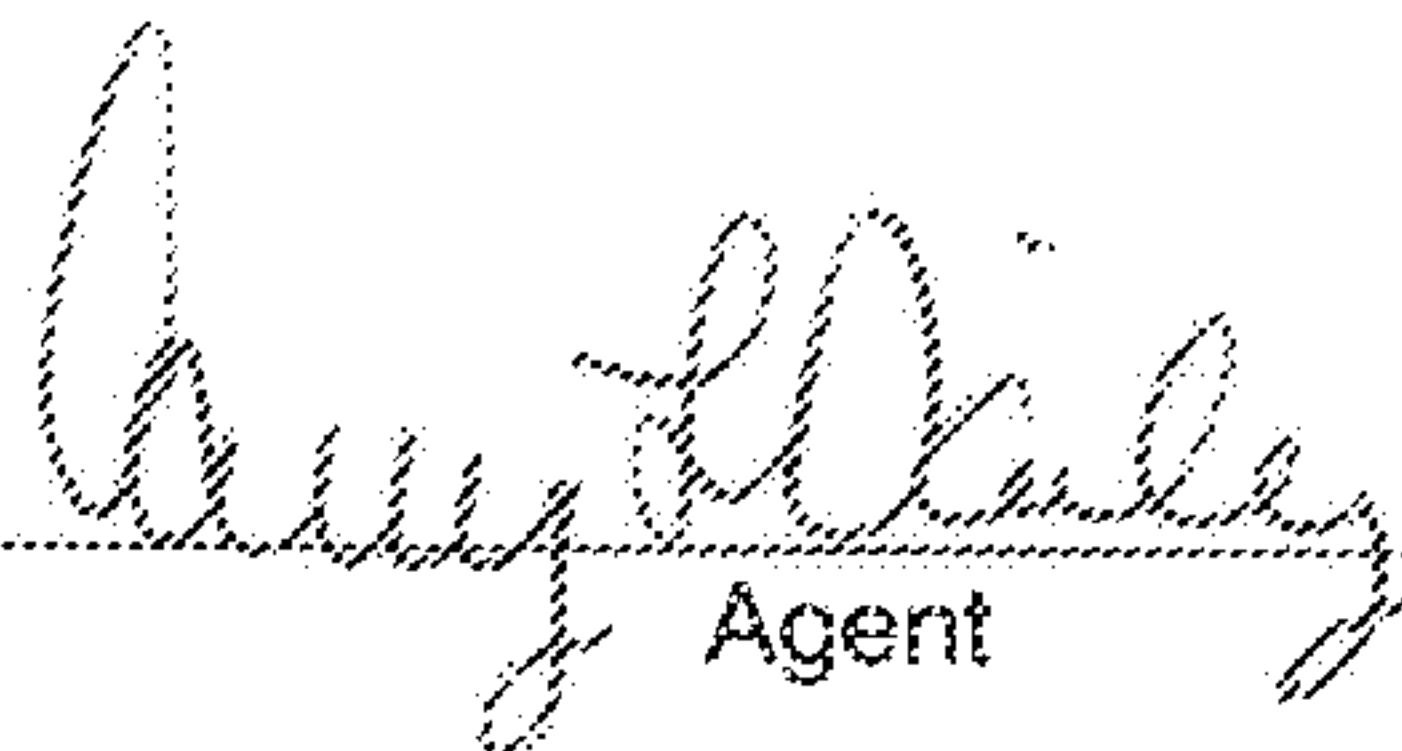
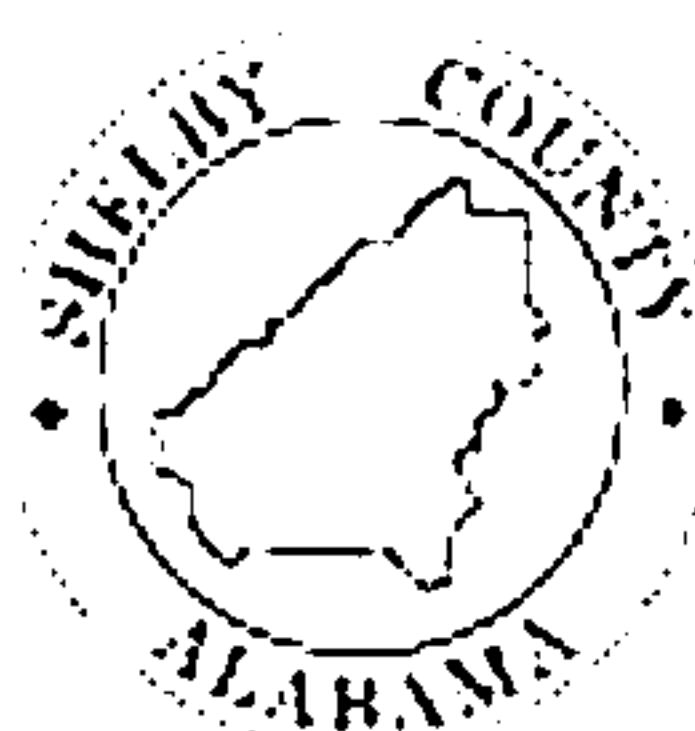
Property address -- 874 Johnson Drive, Pelham, Alabama 35124

Date of Sale -- October 4, 2016.

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: October 4, 2016

Sign


AgentFiled and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/06/2016 08:59:47 AM
\$68.50 CHERRY
20161006000367380