

20161019000384460 1/4 \$86.00
Shelby Cnty Judge of Probate, AL
10/19/2016 02:20:10 PM FILED/CERT

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Stacie L. Jones
480 Meadow Croft Dr.
Birmingham, AL 35242

THE PREPARER OF THIS INSTRUMENT ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 10/19/2016
State of Alabama
Deed Tax: \$61.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighty-One Thousand and 00/100 Dollars (\$181,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, STACIE L. JONES, an unmarried person and ALAN M. JOHNSTON and VIRGINIA JOHNSTON, Husband and Wife (herein referred to as GRANTORS), do grant, bargain, sell and convey unto STACIE L. JONES (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama:

Lot 20, according to the Survey of Meadow Brook Townhomes - Phase III, as recorded in Map Book 28, Page 135, in the Probate Office of Shelby County, Alabama.

The subject property does not constitute the homestead of Grantors Alan M. Johnston or Virginia Johnston.

To have and to hold to said GRANTEE forever.

Dated this 27 day of September, 2016.

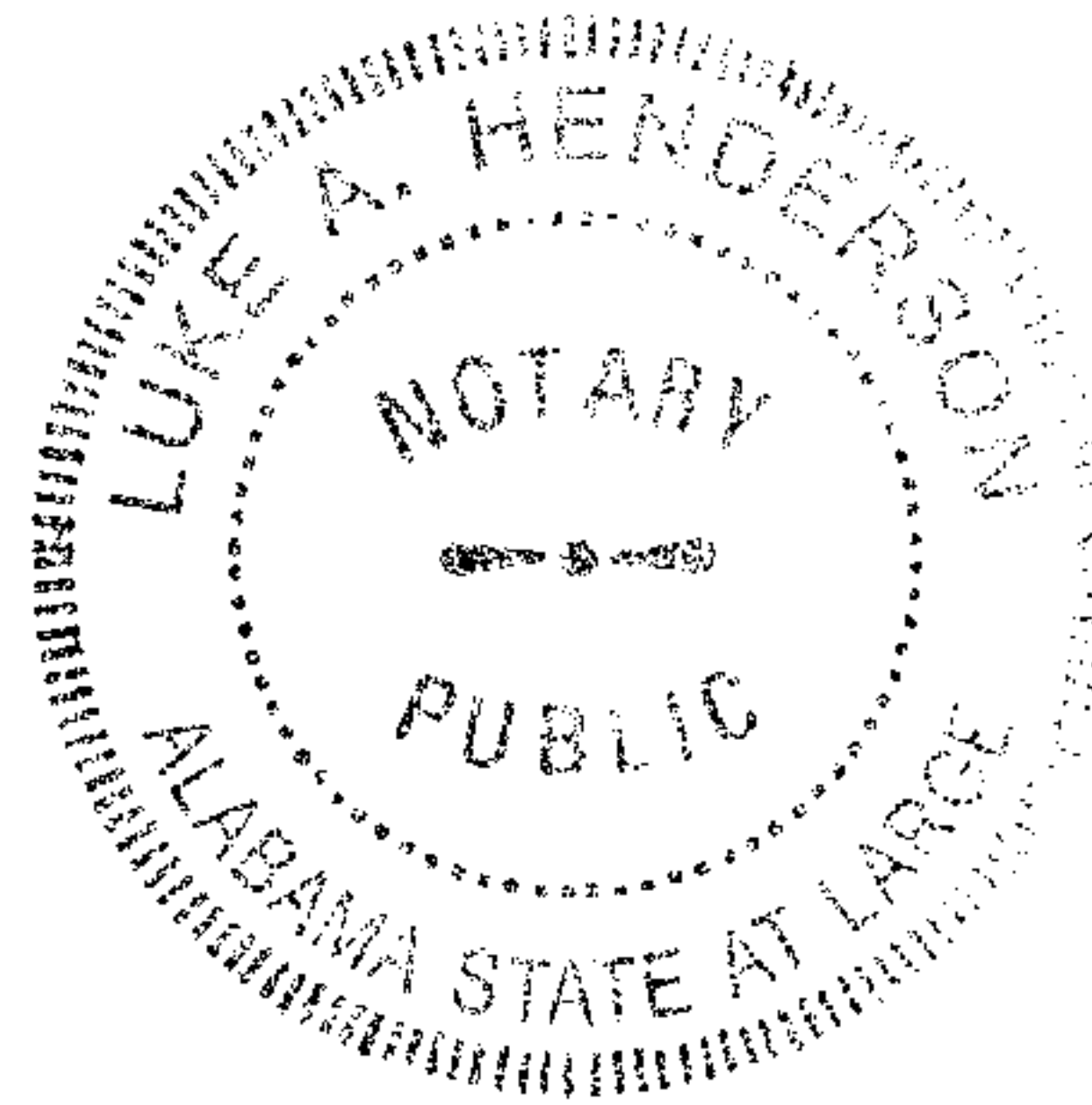
Stacie L. Jones
STACIE L. JONES

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STACIE L. JONES, 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, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 27 day of September, 2016.


[Signature]
NOTARY PUBLIC:
My Commission Expires: 7-26-2020



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Dated this 27 day of September, 2016.

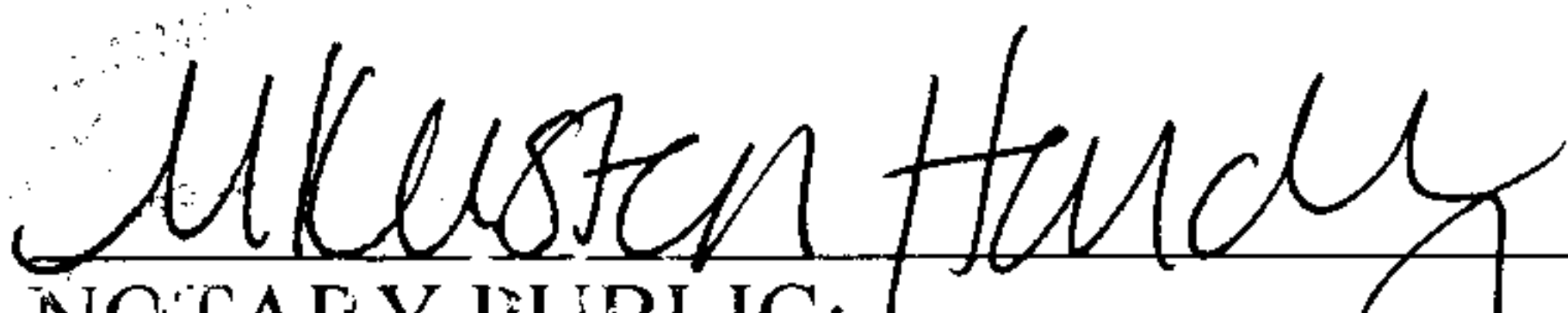

ALAN M. JOHNSTON


VIRGINIA JOHNSTON

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALAN M. JOHNSTON and VIRGINIA JOHNSTON, whose names 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 the same bears date.

Given under my hand and official seal this the 27 day of September, 2016.


NOTARY PUBLIC:
My Commission Expires: 10/13/17

Property Address:
480 Meadow Croft Dr.
Birmingham, AL 35242

Grantee's Address:
480 Meadow Croft Dr.
Birmingham, AL 35242

Grantor's Address:
480 Meadow Croft Dr.
Birmingham, AL 35242



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Real Estate Sales Validation Form

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

Grantor's Name Stacie L. Jones
Mailing Address ALAN M. JOHNSTON
VIRGINIA JOHNSTON

Grantee's Name Mailing Stacie L. Jones

Property Address 480 Meadowcroft Dr
B'ham AL 35242

Date of Sale _____
Total Purchase Price _____
\$ or _____
Actual Value \$ _____
or _____
Assessor's Market Value \$ 181,000

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 60,333.33
 Sales Contract Other 61,000
 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 10/3/16

Print Delores Oswell

Unattested

Delores Oswell
(Grantor/Grantee/Owner/Agent) circle one

