

20161212000451730  
12/12/2016 09:51:21 AM  
DEEDS 1/3

**This instrument was prepared by:**  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**  
Larry T. Daugherty  
Cason Reasner Daugherty  
2037 Highland Drive  
Hoover, AL 35244

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 (\$275,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Richard A. Johnson, II** and wife, **Tina L. Johnson**, do hereby grant, bargain, sell and convey unto **Larry T. Daugherty** and **Cason Reasner Daugherty**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

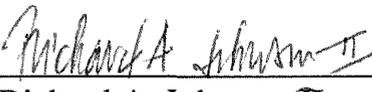
See attached Exhibit "A"

\$275,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, we have hereunto set our hands and seals this 9th day of December, 2016.

  
Richard A. Johnson II  
  
Tina L. Johnson

STATE OF ALABAMA )

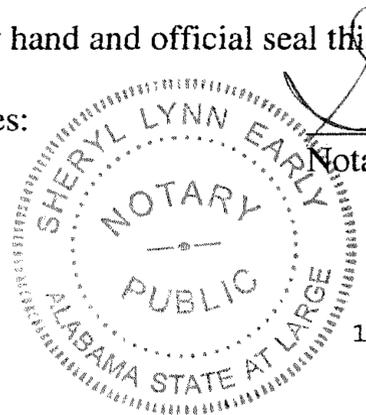
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard A. Johnson, II** and wife, **Tina L. Johnson**, 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 9th day of December, 2016.

My Commission Expires:

My Commission Expires  
September 15, 2020



Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 43A, according to the Survey of a Resurvey of Lots 43 & 44, The Highlands First Sector, as recorded in Map Book 18, Page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2017 and subsequent years; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Restrictions and covenants appearing of record in Inst. No. 1993-28823.

Grantors make no warranties as to title any minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Real Estate Sales Validation Form

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

Grantor's Name Richard A. Johnson, II
Tina L. Johnson
Mailing Address 2037 Highlands Drive
Hoover, AL 35244
Grantee's Name Larry T. Daugherty
Cason Reasner Daugherty
Mailing Address 2037 Highland Drive
Hoover, AL 35244
Property Address 2037 Highland Drive
Hoover, AL 35244
Date of Sale December 9, 2016
Total Purchase Price \$275,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/12/2016 09:51:21 AM
\$22.00 DEBBIE
20161212000451730

Handwritten signature

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
Sales Contract
Closing Statement (checked)
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 December 9, 2016

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one

Handwritten signature of Joshua L. Hartman