


Send tax notice to:
Virginia Lee Johnson
109 Holland Trail
Pelham, AL 35124

PEL1600663
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20170110000008230 1/3 \$180.00
Shelby Cnty Judge of Probate: AL
01/10/2017 12:21:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Nine Thousand and 00/100 Dollars (\$159,000.00) in hand paid to the undersigned, **Phillip G. McGhee, as Trustee of the Family Trust and as Executor under the Last Will and Testament of Gloria D. McGhee, deceased Case #2016-0137** (hereinafter referred to as "Grantor"), by **Virginia Lee Johnson** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 69, according to the Subdivision Plat of Holland Lakes, Sector One, as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 2005046000199570 in the Probate Office of Shelby County, Alabama. (the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.


BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 23rd day of December, 2016.

Shelby County, AL 01/10/2017
State of Alabama
Deed Tax: \$159.00



Phillip G. McGhee, as Trustee of the
Family Trust and as Executor under the
Last Will and Testament of Gloria D.
McGhee, deceased Case #2016-0137

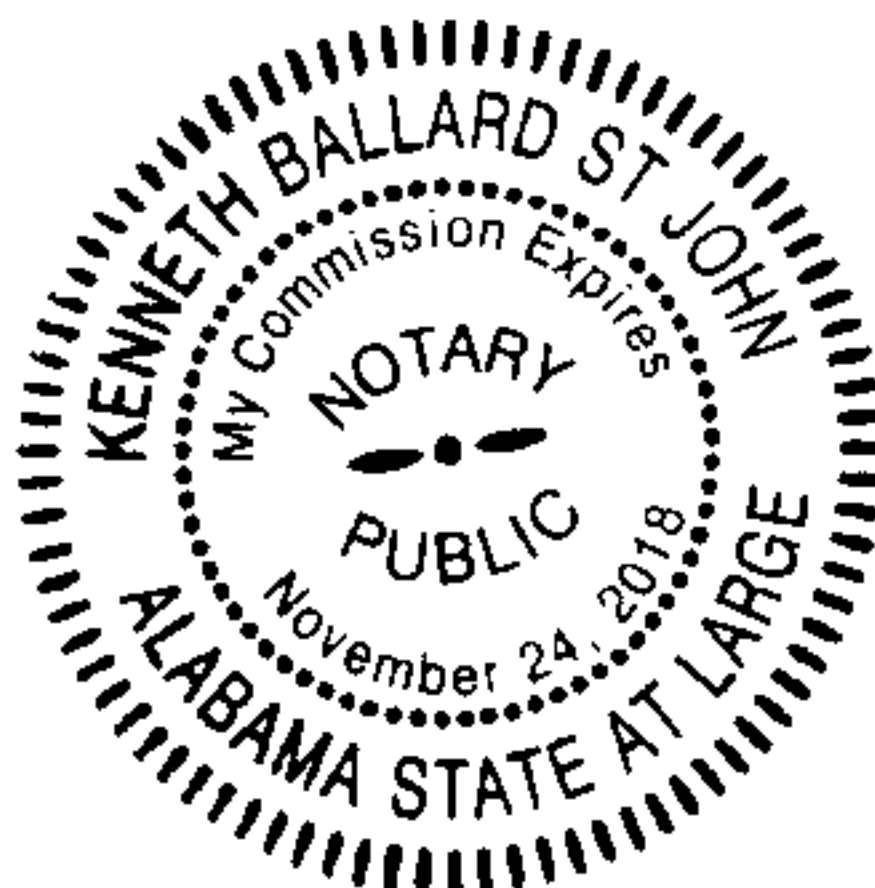
STATE OF ALABAMA
COUNTY OF Shelby


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip G. McGhee, as Trustee of the Family Trust and as Executor under the Last Will and Testament of Gloria D. McGhee, deceased Case #2016-0137, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Trustee and Executor and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23rd day of December, 2016.

(Notary Seal)


Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018




20170110000008230 2/3 \$180.00
Shelby Cnty Judge of Probate. AL
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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
Mailing Address

Philip C. McGhee Trustee

Grantee's Name

Virginia Lee Johnson

Mailing Address

109 Holland Trail
Pelham AL 35224

Property Address

109 Holland Trail
Pelham AL 35224

Date of Sale

12/23/16

Total Purchase Price \$

159,000

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

☐ Appraisal

☒ Sales Contract

☐ Other

☒ 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

12/23/16

Print

Kenneth B. St. John

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170110000008230 3/3 \$180.00
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