

This instrument prepared by:  
Sandy F. Johnson  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Barry Keith Johnson II and  
Sandy F. Johnson  
737 Highway 42  
Calera, AL 35040

## WARRANTY DEED

20170420000133880

04/20/2017 09:11:31 AM

DEEDS 1/2

STATE OF ALABAMA )

Shelby COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Fifty-two thousand (\$52,000.00) dollars paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Joe H. Fancher, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Barry Keith Johnson II and Sandy F. Johnson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lots 20 thru 25, in Block B, according to the Survey of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Fifty-two thousand (\$52,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Lillie Ann Fancher died on or about September 20, 2012.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 18, 2017.

*Joe H. Fancher by Carley Marie Choat, his Attorney-in-Fact*  
Joe H. Fancher by Carley Marie Choat,  
his Attorney-in-Fact

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carley Marie Choat, Attorney-in-Fact for Joe H. Fancher, 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, she, as such Attorney-in-Fact and with full authority, executed the same voluntarily and as the act of said Principal.

Given under my hand and official seal on the 18<sup>th</sup> day of April, 2017.

*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 Joe H. Fancher  
Mailing Address 350 Ward Avenue  
Wilton, AL 35187  
Property Address 350 Ward Avenue  
Wilton  
Alabama 35187

Grantee's Name Barry Keith Johnson II and Sandy F. Johnson  
Mailing Address 737 Highway 42  
Calera, Alabama 35040  
Date of Sale April 18, 2017  
Total Purchase Price \$52,000.00  
or  
Actual Value \$  
Assessor's Market Value \$

20170420000133880 04/20/2017 09:11:31 AM DEEDS 2/2 or

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 4/18/2017

☐ Unattested

(verified by)

Print Sandy F. Johnson

Sign

(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  
04/20/2017 09:11:31 AM  
\$19.00 CHERRY  
20170420000133880

*[Signature]*