

RETURN TO:
SOLIDIFI U.S. INC.
1671 PARK RD. #2
FT. WRIGHT, KY 41011-9901

20170601000193650
06/01/2017 03:32:04 PM
QCDEED 1/5

Return To After Recording:

Jeremy P. Johnson and Christina M. Johnson
1095 Hidden Forest Drive
MONTEVALLO, AL 35115
Reference Number: TSO-TX-632871

Mail Tax Statements To:

Jeremy P. Johnson and Christina M. Johnson
1095 Hidden Forest Drive
MONTEVALLO, AL 35115

Prepared By: *Amber Hendrix*
Certified Document Solutions
c/o Attorney Bruce Clark
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:
237350007030000

RECORD 1st

QUIT CLAIM DEED 25 51246/DF672949

This indenture Made this 21st day of FEBRUARY, 2017, by and between **JEREMY P. JOHNSON, A MARRIED MAN, JOINED BY HIS WIFE, CHRISTINA M. JOHNSON**, whose post office address is 1095 Hidden Forest Drive, Montevallo, AL 35115, as Grantor(s), and **JEREMY P. JOHNSON AND CHRISTINA M. JOHNSON, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose post office address is 1095 Hidden Forest Drive, MONTEVALLO, AL 35115, as Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 1095 Hidden Forest Drive, Montevallo, AL 35115

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor(s), either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 21st day of FEBRUARY, 2017.

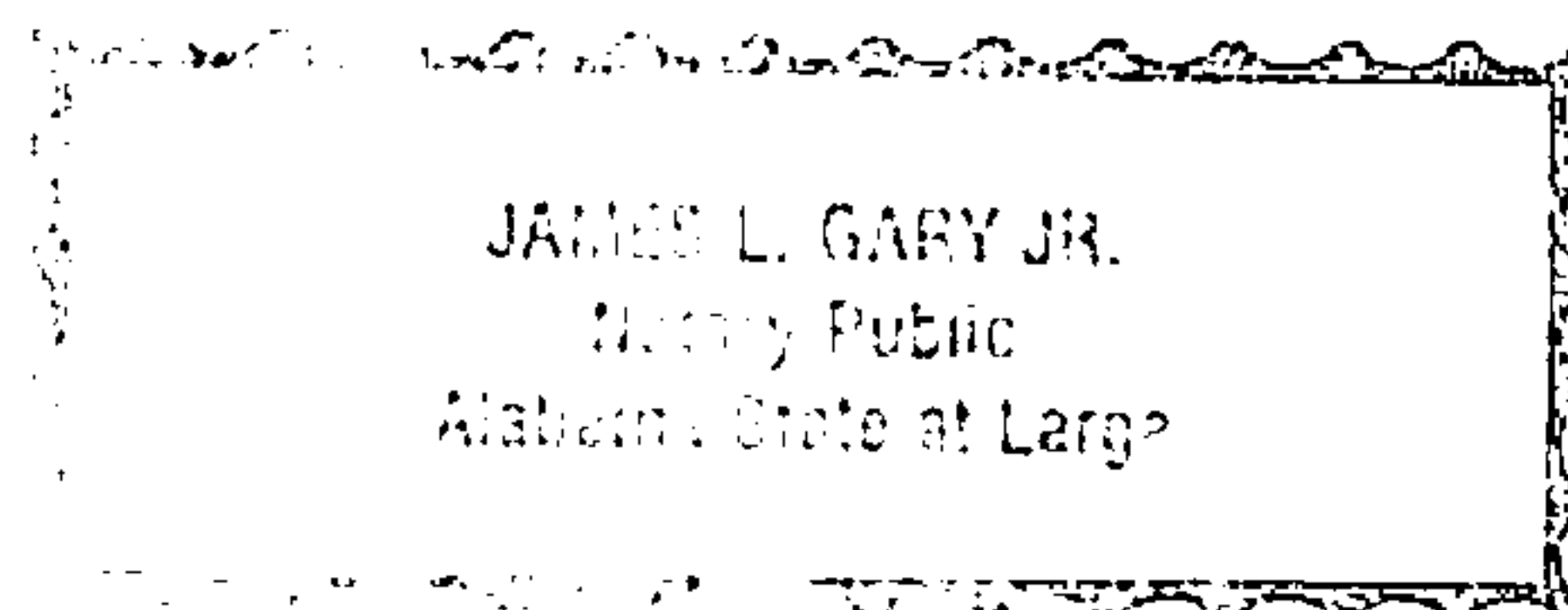
JP
Jeremy P. Johnson
Christina M. Johnson
Christina M. Johnson

STATE OF ALABAMA
COUNTY OF SHELBY

I, JAMES GARY, a Notary Public in and for said County in said State, hereby certify that Jeremy P. Johnson and Christina M. Johnson whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of FEBRUARY 20 17.

[Signature]
NOTARY PUBLIC
Printed Name: JAMES GARY
My Commission Expires: JULY 22, 2019



Total Purchase Price or Fair 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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CITY OF MONTEVALLO, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 186, ACCORDING TO THE PLAT OF THE LAKES AT HIDDEN FOREST, PHASE I, AS RECORDED IN MAP BOOK 36, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXCEPTING THEREFROM ALL INTERESTS IN AND TO ALL OIL, GAS AND OTHER MINERALS, IN ON AND/OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR RELEASED TO OTHERS.

PARCEL ID #237350007030000

THIS BEING THE SAME PROPERTY CONVEYED TO JEREMY P. JOHNSON FROM ADAMS HOMES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY IN A DEED DATED APRIL 23, 2010 AND RECORDED APRIL 28, 2010 AS INSTRUMENT NO. 20100428000129960.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JEREMY P. JOHNSON
 Mailing Address 1095 Hidden Forest Drive
MONTEVALLO, AL 35115

Grantee's Name JEREMY P./CHRISTINA JOHNSON
 Mailing Address 1095 Hidden Forest Drive
MONTEVALLO, AL 35115

Property Address 1095 Hidden Forest Drive
MONTEVALLO, AL 35115

Date of Sale _____
 Total Purchase Price \$ 0
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 255,100

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 ASSESSORS INFO
☐ 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 2/21/17

Print Jeremy P. Johnson

Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name JEREMY P. JOHNSON
Mailing Address 1095 Hidden Forest Drive
MONTEVALLO, AL 35115

Grantee's Name JEREMY P./CHRISTINA JOHNSON
Mailing Address 1095 Hidden Forest Drive
MONTEVALLO, AL 35115

Property Address 1095 Hidden Forest Drive
MONTEVALLO, AL 35115

Date of Sale _____

Total Purchase Price \$ 0

or

Actual Value \$ _____

or

Assessor's Market Value \$ 255,100

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 ASSESSORS INFO

☐ Closing Statement

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Date 6/21/17

Print Jeremy P Johnson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2017 03:32:04 PM
\$28.00 CHARITY
20170601000193650

[Signature]