

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Honea Properties LLC

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY EIGHT THOUSAND AND NO/00 DOLLARS (\$48,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lisa Carol Johnson, a single woman, William Nathaniel Johnson, a married man, Kenneth Shane Johnson, a single man and Douglas Brian Johnson, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Honea Properties, LLC** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

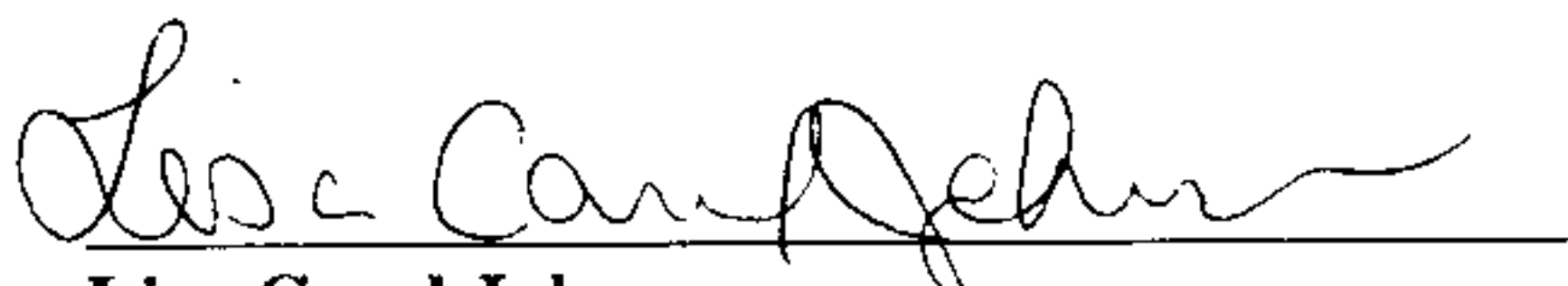
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouse.

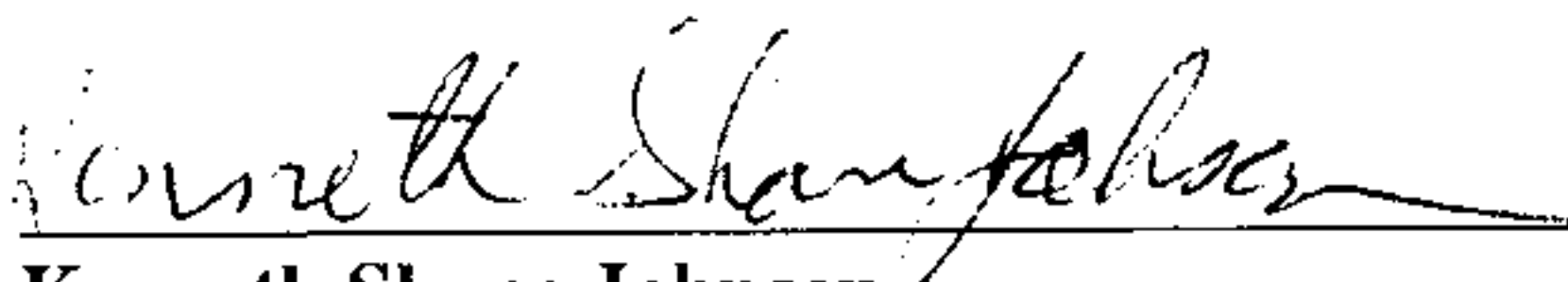
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of May, 2017.


Lisa Carol Johnson


William Nathaniel Johnson


Kenneth Shane Johnson



Douglas Brian Johnson

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 06/07/2017
State of Alabama
Deed Tax: \$48.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Lisa Carol Johnson, William Nathaniel Johnson, Kenneth Shane Johnson and Douglas Brian Johnson**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2017.


20170607000200160 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
06/07/2017 12:14:14 PM FILED/CERT





Notary Public
My Commission Expires: 9-22-20

EXHIBIT A - LEAGAL DESCRIPTION

A parcel of land containing 1.0 acre, more or less, located in the NW 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama described as follows: Commence at the SE corner of said 1/4-1/4 Section; Thence run North along the East line of said 1/4-1/4 Section a distance of 235.42 feet to the centerline of a paved public road; Thence turn left 68° 50' 31" along said road a distance of 89.99 feet to the point of beginning; Thence turn right 13° 48' 20" along said road a distance of 79.26 feet; Thence turn right 13° 06' 39" along said road a distance of 28.40 feet; Thence turn right 51° 08' 32" a distance of 154.69 feet; Thence turn left 104° 50' 00" a distance of 66.82 feet; Thence turn right 95° 34' 45" a distance of 240.13 feet; Thence turn right 90° 02' 15" a distance of 125.81 feet; Thence turn right 90° 00' 00" a distance of 452.83 feet to the point of beginning.

A parcel of land containing .18 acre, more or less, located in the NW 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SE corner of said 1/4-1/4 Section; Thence run North along the East line of said 1/4-1/4 Section a distance of 235.42 feet to the centerline of a paved public road; Thence turn left 68° 50' 31" along said road a distance of 89.99 feet; Thence turn right 68° 50' 31" a distance of 452.83 feet to point of beginning; Thence continue last course a distance of 63.48 feet; Thence turn left 90° 00' 00" a distance of 125.85 feet; Thence turn left 90° 02' 15" a distance of 63.48 feet; Thence Turn left 89° 57' 45" a distance of 125.81 feet to the point of beginning.

The above grantors are the sole devisees under the will of George V. [unclear] as recorded in Will Book 24, Page 629, Shelby County, Alabama.

A parcel of land containing 0.03 acre, more or less, located in the NW 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, described as follows:

Commence at the SE corner of said 1/4-1/4 Section; thence run North along the East line of said 1/4-1/4 Section a distance of 235.42 feet to the centerline of a paved public road; thence turn left 68 deg. 50 min. 31 sec. along said road a distance of 89.99 feet; thence turn right 13 deg. 48 min. 20 sec. along said road a distance of 79.26 feet; thence turn right 13 deg. 06 min. 39 sec. along said road a distance of 28.40 feet; thence turn right 51 deg. 08 min. 32 sec. a distance of 180.69 feet; thence turn left 100 deg. 09 min. 51 sec. a distance of 70.69 feet to the point of beginning; thence continue last course a distance of 4.10 feet; thence turn right 88 deg. 38 min. 08 sec. a distance of 108.71 feet; thence turn right 03 deg. 36 min. 42 sec. a distance of 82.44 feet; thence turn right 88 deg. 39 min. 46 sec. a distance of 6.49 feet; thence turn right 90 deg. 00 min. 00 sec. a distance of 190.98 feet to the point of beginning.

Less and except property described in Real Book 344, Page 620, Probate Office, Shelby County, Alabama.

20170607000200160 2/3 \$71.00
Shelby Cnty Judge of Probate AL
06/07/2017 12:14:14 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Lisa Carol Johnson
Mailing Address _____

Grantee's Name Honea Properties
Mailing Address _____


Property Address 240 N. ven St
Wilsonville AL 35186

Date of Sale _____
Total Purchase Price \$ 48,000
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20170607000200160 3/3 \$71.00
Shelby Cnty Judge of Probate, AL
06/07/2017 12:14:14 PM FILED/CERT

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 _____

Print x Lisa Carol Johnson

Unattested _____

Sign x Lisa Carol Johnson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1