

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242

Send Tax Notice To: Gina S. Johnston-Ponder
192 Hidden Creek Parkway
Pelham, AL 35124

File No.: 2017178

WARRANTY DEED

20170808000286530 1/2 \$68.00
Shelby Cnty Judge of Probate, AL
08/08/2017 01:59:36 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Earnest Leon Johnston, an unmarried man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gina S. Johnston-Ponder**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 192 Hidden Creek Parkway, Pelham, AL 35124**; to wit;

LOT 202, ACCORDING TO THE SURVEY OF PHASE TWO HIDDEN CREEK III, AS RECORDED IN MAP BOOK 26, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EARNEST LEON JOHNSTON AND LEON JOHNSTON ARE ONE AND THE SAME PERSON.

Subject To:


1. **Property Taxes for 2017, and subsequent years.**
2. **15' building set back line; 7 1/2' easement along North Line and 2' easement across rear as shown on recorded map.**
3. **Covenants, conditions and restrictions in #1998-03074, and all amendments thereto.**
4. **Easement to Plantation Pipe Line in Deed Book 306, Page 416; Deed Book 252, Page 603, and Deed Book 229, Page 335.**
5. **Right of Way to Alabama Power in Deed Book 127, Page 375**
6. **Right of way easement and agreement with Level 3 Corp in #2000-3182 & #2000-5902**

\$75,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of August, 2017.


Earnest Leon Johnston

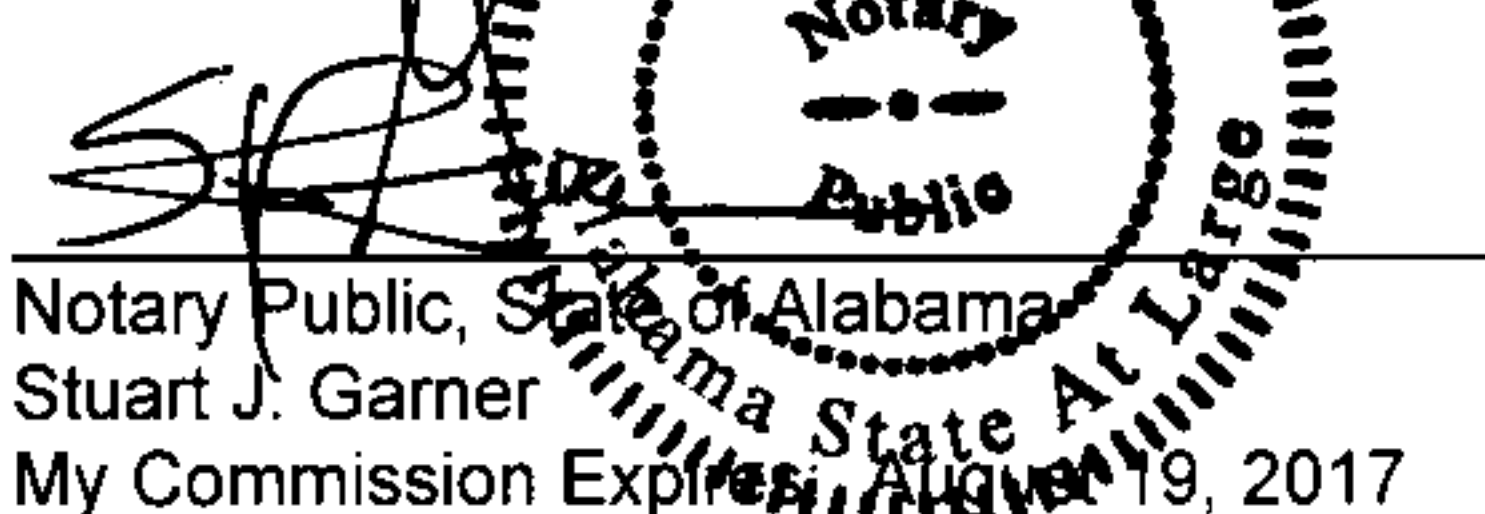
Shelby County, AL 08/08/2017
State of Alabama
Deed Tax: \$50.00

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Earnest Leon Johnston, 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 the 3rd day of August, 2017.


Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires August 19, 2017

Real Estate Sales Validation Form

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

Grantor's Name Earnest Leon Johnston
Mailing Address 2460 Burgundy Drive
Birmingham, AL 35244

Grantee's Name Gina S. Johnston-Ponder
Mailing Address 192 Hidden Creek Parkway
Pelham, AL 35124

Property Address 192 Hidden Creek Parkway
Pelham, AL 35124

Date of Sale August 03, 2017
Total Purchase Price \$125,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

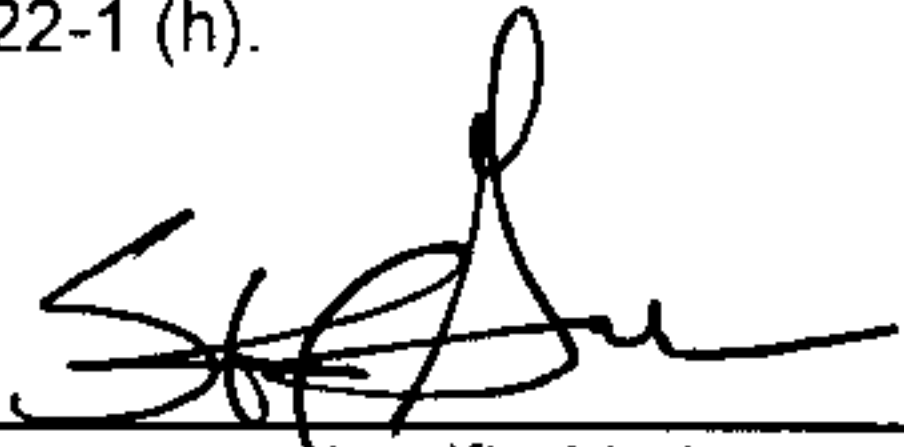
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 August 01, 2017


☐ Unattested


(verified by)

Print Earnest Leon Johnston

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


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