

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

2134 U.S. Hwy 411 S.  
Maryville, TN 37801

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

GENERAL WARRANTY DEED

20170906000325700

09/06/2017 02:30:49 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED FIFTY THOUSAND and NO/100 (\$550,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **H. Monroe Properties, L.L.C.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Robert Johnson and Annick Lemieux Johnson as Trustees of the James and Annick Johnson Revocable Trust dated January 14, 2008; as to 60% interest and Jeff Johnson and Julie Johnson as Trustees of the Johnson Family Trust dated December 8, 2004; as to 40% Interest** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

Lot 2B according to A Resurvey of Lot 2-A of Monroe's Industrial Park 2<sup>nd</sup> Addition as recorded in Map Book 30, Page 19, being A Resurvey of Lots 1 & 2, Monroe's Addition to McCain Industrial Park and Acreage as recorded in Map Book 28, Page 40, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: 20 Monroe Drive, Pelham, AL 35124

\$440,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 30<sup>th</sup> day of August, 2017.

H. Monroe Properties, L.L.C.

By: Harry E. Monroe III  
Its Manager

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

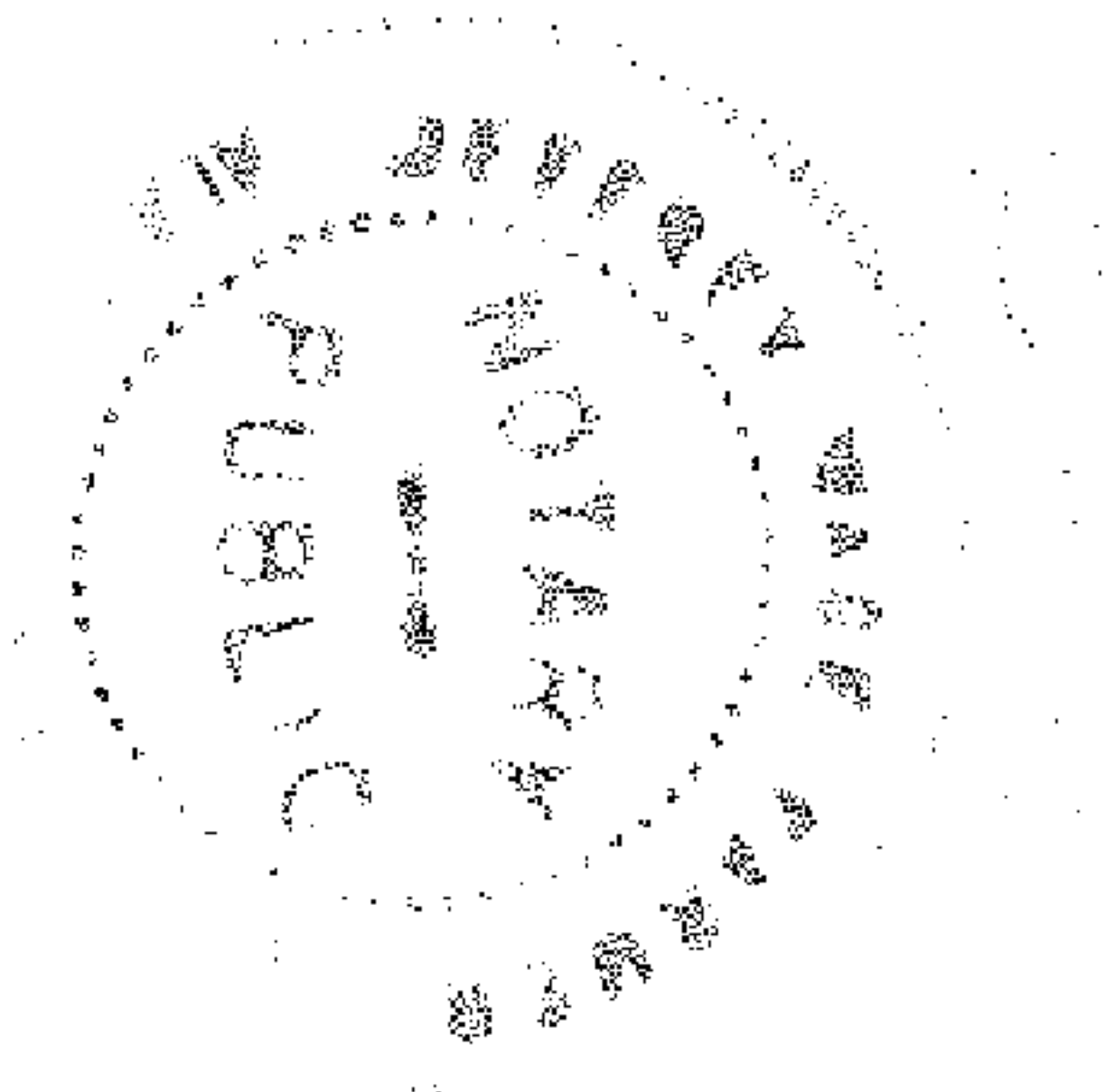
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Harry E. Monroe III, whose name as Manager of **H. Monroe Properties, L.L.C.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents he in his capacity as such Manager and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30<sup>th</sup> day of August, 2017.

Jeff W. Parmer  
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020



# Real Estate Sales Validation Form

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

Grantor's Name H. Monroe Properties, L.L.C.  
Mailing Address 2325 Tanglewood Brook Lane  
Birmingham, AL 35243

Grantee's Name James Robert Johnson, Annick Johnson, Lemieux Johnson  
Mailing Address as Trustees of the James and Annick Johnson Revocable Trust  
2134 U.S. Highway 11  
Maryville, TN 37801

Property Address 20 Monroe Drive  
Pelham, AL 35124

Date of Sale 09/01/2017  
Total Purchase Price \$ 550,000.00

or  
Actual Value \$

Assessor's Market Value \$

20170906000325700 09/06/2017 02:30:49 PM DEEDS 3/3

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 9/1/17

Print Jeff W. Parmer

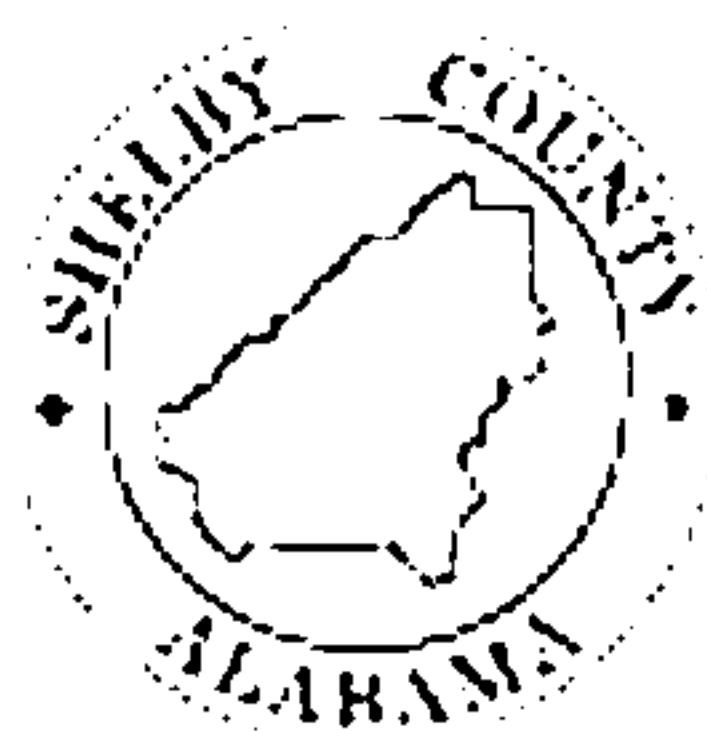
Unattested

Sign

(verified by)

(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  
09/06/2017 02:30:49 PM  
\$135.00 CHERRY  
20170906000325700