

This Instrument was Prepared by:

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Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Amy A. Ewing

2443 Forest lakes Lane
Sterrett, AL 35147

20171002000357840
10/02/2017 02:01:05 PM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Sixty Three Thousand Dollars and No Cents (\$263,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Matthew J. Johnson, a married man, whose mailing address is 70 Landsdowne Drive, Atlanta, GA 30328** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Amy A. Ewing, whose mailing address is 2443 Forest lakes Lane, Sterrett, AL 35147** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1916 Crossvine Road, Hoover, AL 35244**; to wit;

LOT 27, ACCORDING TO THE SURVEY OF SECOND ADDITION TO RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The above described property does not represent the homestead of Matthew J. Johnson nor his spouse.

\$210,400.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Title to all minerals, within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damage relating thereto, as recorded in Deed Book 127, Page 140 and in Deed Book 312, Page 762, and any damages relating to the exercise of such rights or the extraction of such minerals.

Right of way to Alabama Power Company as recorded in Misc. Book 25, Page 613.

Restrictions appearing of record in Misc. Book 14, page 536, Misc. Book 17, page 550, Misc. Book 25, page 613, Misc. Book 312, page 502 and in Misc. Book 34, Page 549, but deleting any restrictions based on race, color, creed or national origin.

Agreement with Alabama Power Company for underground distribution as recorded in Misc. Book 25, Page 606.

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 27 day of

September, 2017.

Matthew J. Johnson
Matthew J. Johnson

20171002000357840 10/02/2017 02:01:05 PM DEEDS 2/3

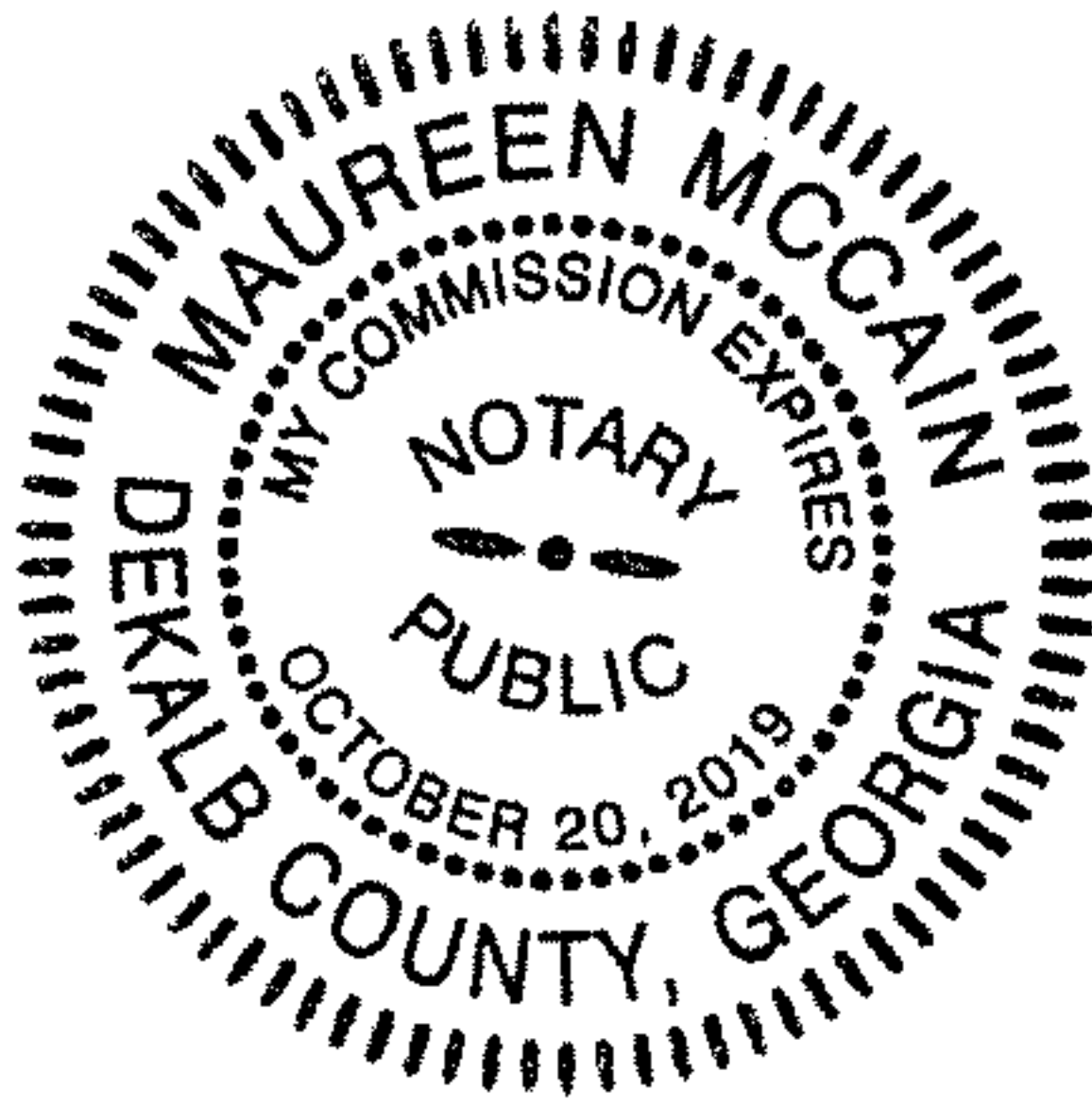
State of Georgia

Fulton County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Matthew J. Johnson, a married man, whose name 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of September, 2017

[Signature]
Notary Public, State of ~~Alabama~~ Georgia cm
the undersigned authority
Printed Name of Notary
My Commission Expires: 10/20/2019



Real Estate Sales Validation Form

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

Grantor's Name	<u>Matthew J. Johnson</u>	Grantee's Name	<u>Amy A. Ewing</u>
Mailing Address	<u>70 Landsdowne Drive</u>	Mailing Address	<u>2443 Forest lakes Lane</u>
	<u>Atlanta, GA 30328</u>		<u>Sterrett, AL 35147</u>
Property Address	<u>1916 Crossvine Road</u>	Date of Sale	<u>September 28, 2017</u>
	<u>Hoover, AL 35244</u>	Total Purchase Price	<u>\$263,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

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

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 September 26, 2017

Unattested

(verified by)

Print Matthew J. Johnson

Sign Matthew J. Johnson
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2017 02:01:05 PM
\$74.00 CHERRY
20171002000357840

James W. Fuhrmeister

Form RT-1