

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Jason Johnson  
Patricia Johnson  
5356 S Broken Bow Drive  
Birmingham, AL 35242

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

} Know All Men by These Presents:

Shelby County

**20171109000406790**  
**11/09/2017 12:33:09 PM**  
**DEEDS 1/3**

That in consideration of the sum of **Two Hundred Forty Two Thousand Five Hundred Dollars and No Cents (\$242,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Benjamin Wyrosdick, a married man, whose mailing address is 100 Windsor Lane, Pelham, AL 35124** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Jason Johnson and Patricia Johnson, whose mailing address is 5356 S Broken Bow Drive, Birmingham, AL 35242** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 5356 S Broken Bow Drive, Birmingham, AL 35242**; to wit;

LOT 1, BLOCK 2, ACCORDING TO THE SURVEY OF BROKEN BOW SUBDIVISION, AS RECORDED IN BOOK 7, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$230,375.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

The above described property does not represent the homestead of Benjamin Wyrosdick nor his spouse.

**Property may be subject to all covenants restrictions, regulations, 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.

Such state of facts as shown on subdivision plat recorded in Plat Book 7, Page 145.

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.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 7, Page 145.

All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated March 27, 2017 and recorded on May 22, 2017 in Book Instrument #20170522000176530, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 30, Page 957 and amended in Book 40, page 557, Book 40, page 560 and Book 40, page 651 in the Probate Office of Shelby County, Alabama.

Right of Way to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 320, page 916.

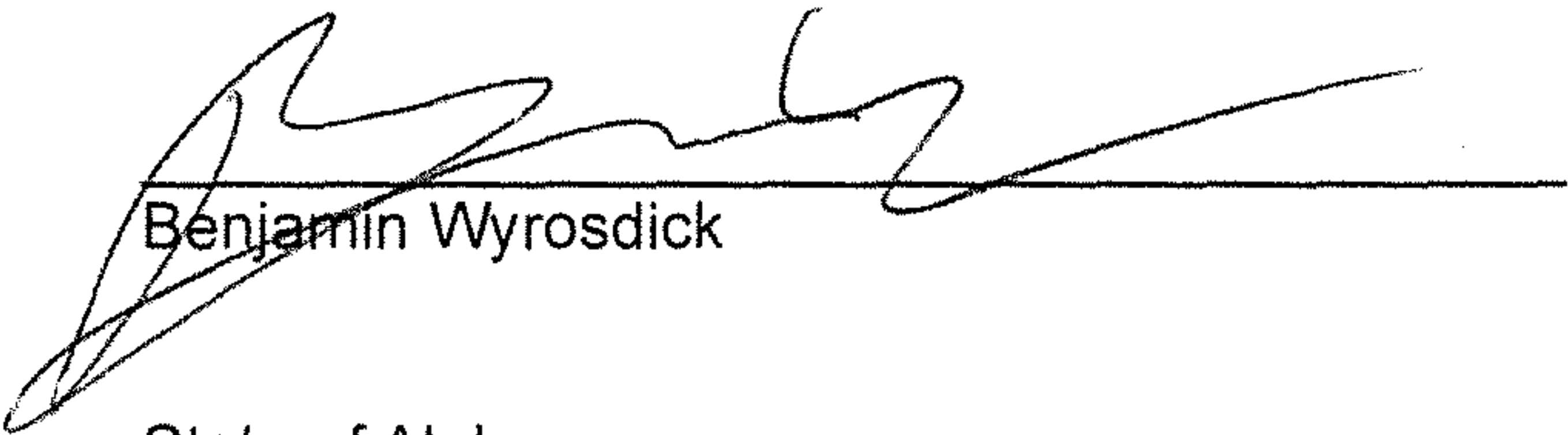
35' building line from South Broken Bow Drive; 10' easement along Northeast and Southeast lot lines as shown on recorded map.

Encroachment into easements along northeast lot lines by fence as shown on survey of C.J. Richardson, dated August 30, 1993.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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, 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of November, 2017.

  
Benjamin Wyrosdick

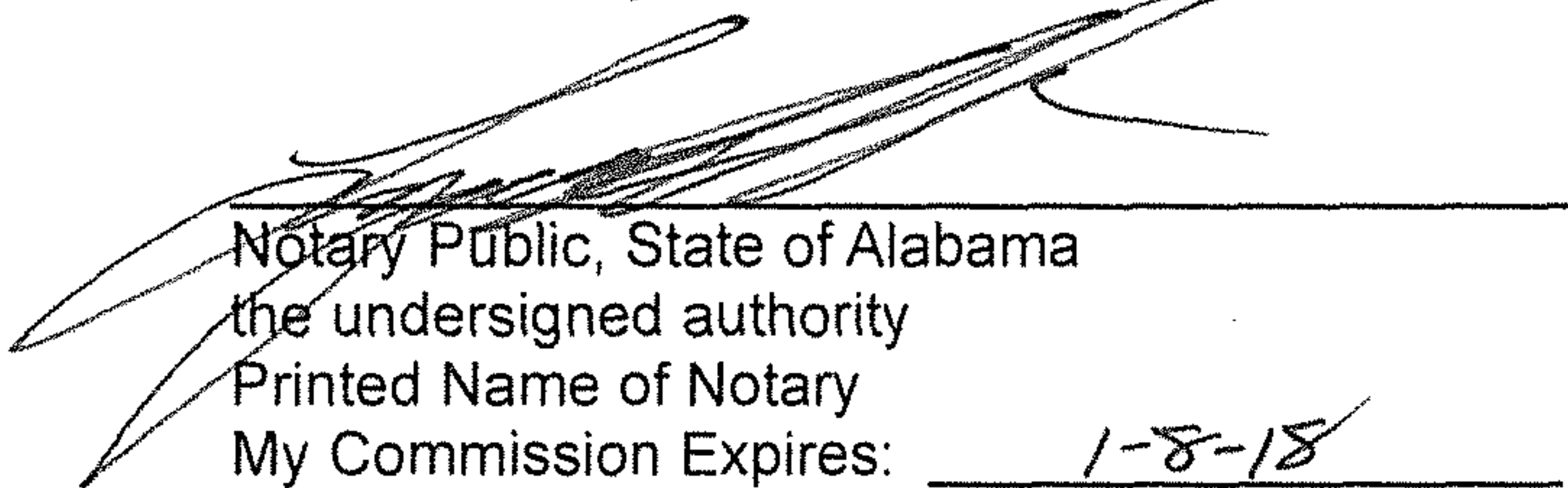
State of Alabama

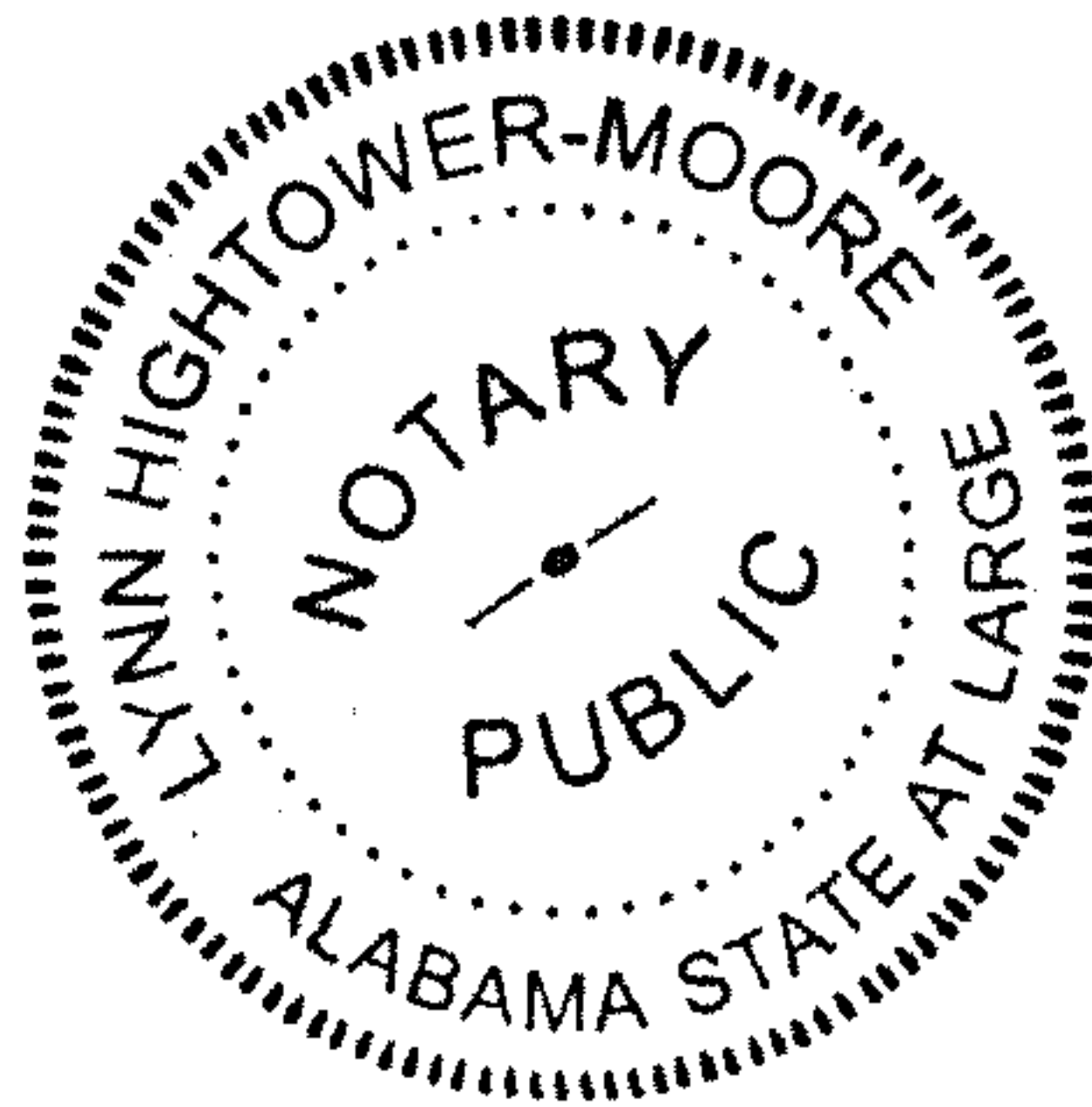
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Benjamin Wyrosdick, a married man whose names are signed to the foregoing conveyance, and who are 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 the 8th day of November, 2017.

  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 1-8-18



Real Estate Sales Validation Form

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

|                   |                                  |                      |                         |
|-------------------|----------------------------------|----------------------|-------------------------|
| Grantor's Name    | Benjamin Wyrosdick               | Grantee's Name       | Jason Johnson           |
| Mailing Address   | 100 Windsor Lane                 | Mailing Address      | Patricia Johnson        |
|                   | Pelham, AL 35124                 |                      | 5356 S Broken Bow Drive |
| Property Address  | 5356 S Broken Bow Drive          | Date of Sale         | November 08, 2017       |
|                   | Birmingham, AL 35242             | Total Purchase Price | \$242,500.00            |
|                   |                                  | or                   |                         |
|                   |                                  | Actual Value         |                         |
| 20171109000406790 | 11/09/2017 12:33:09 PM DEEDS 3/3 | 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 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.

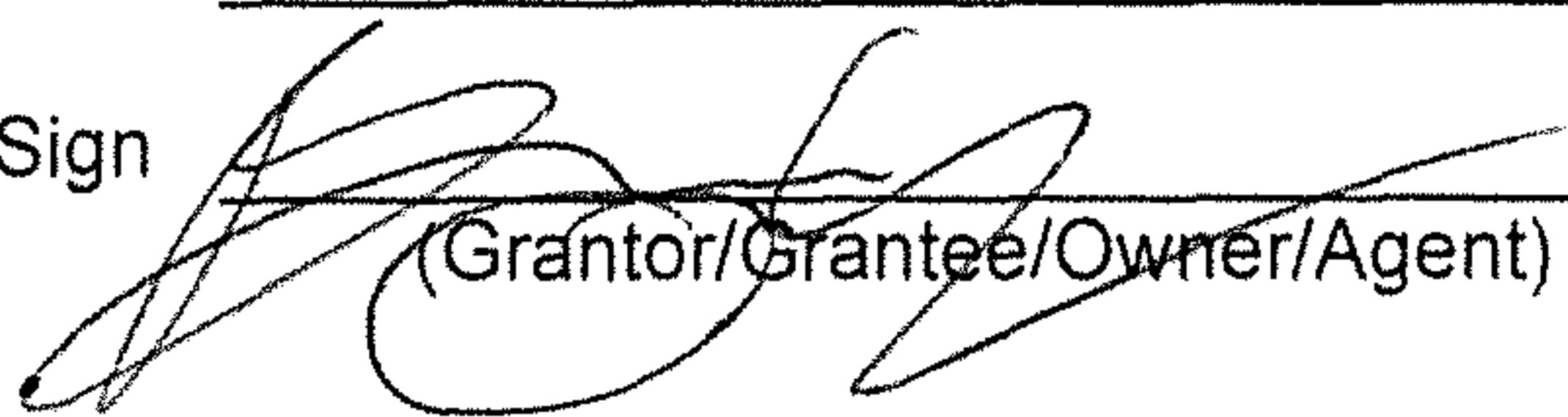
Date of Sale - the date on which interest to the property was conveyed.

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                                | November 07, 2017                                                                                    | Print | Benjamin Wyrosdick                                                                                                               |
| <input type="checkbox"/> Unattested | <br>(verified by) | Sign  | <br>(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  
11/09/2017 12:33:09 PM  
\$33.50 CHERRY  
20171109000406790