

This Instrument was Prepared by:

Send Tax Notice To: Allison Renea Hobbs
Micah Hobbs

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

131 Fawn Meadows Lane
Wilsmile, AL 35186

File No.: MV-16-23478

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Seven Thousand Dollars and No Cents (\$167,000.00)**, 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, **Hunter Johnston and Savannah Johnston**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Allison Renea Hobbs and Micah Hobbs**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$163,975.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

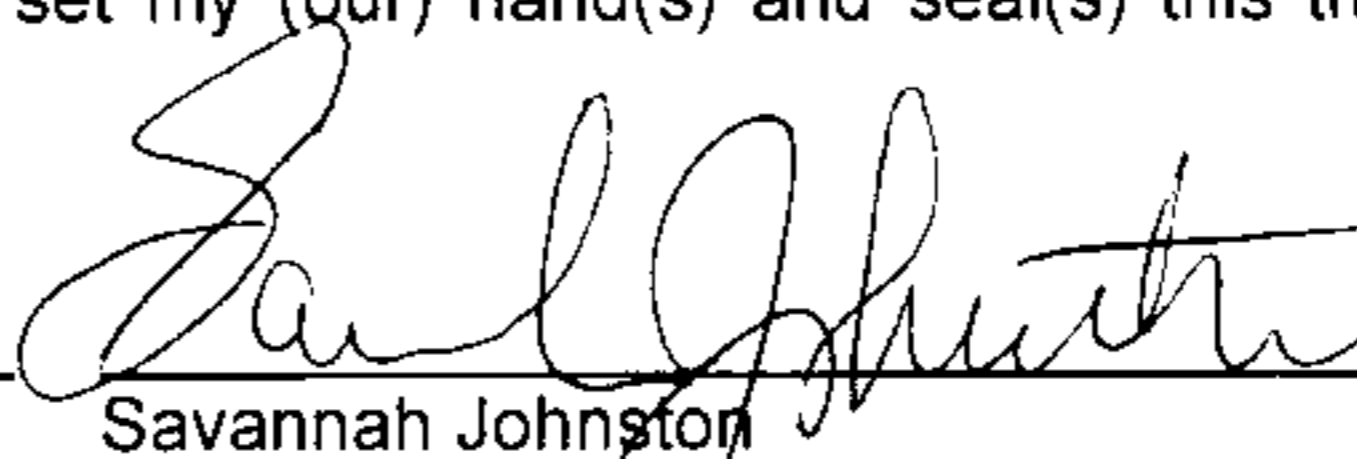
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 30th day of November, 2017.



Hunter Johnston



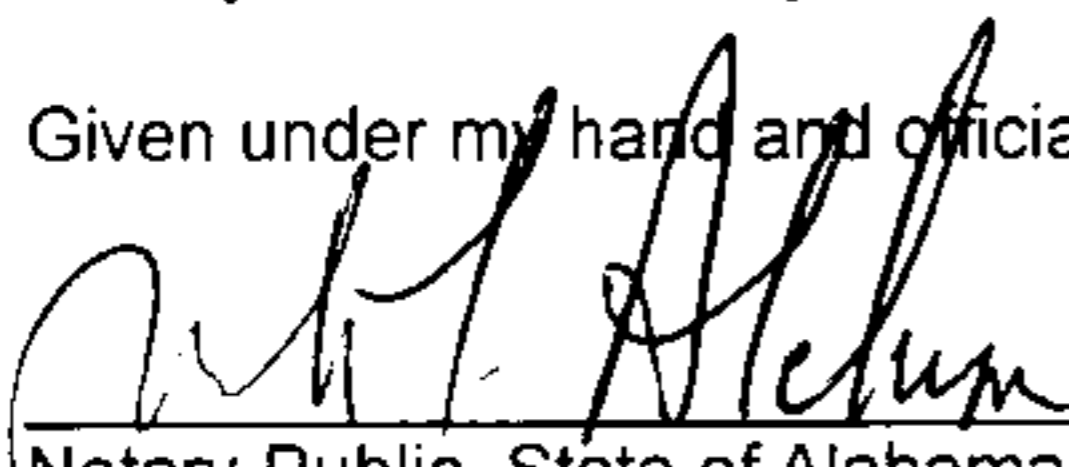
Savannah Johnston

State of Alabama

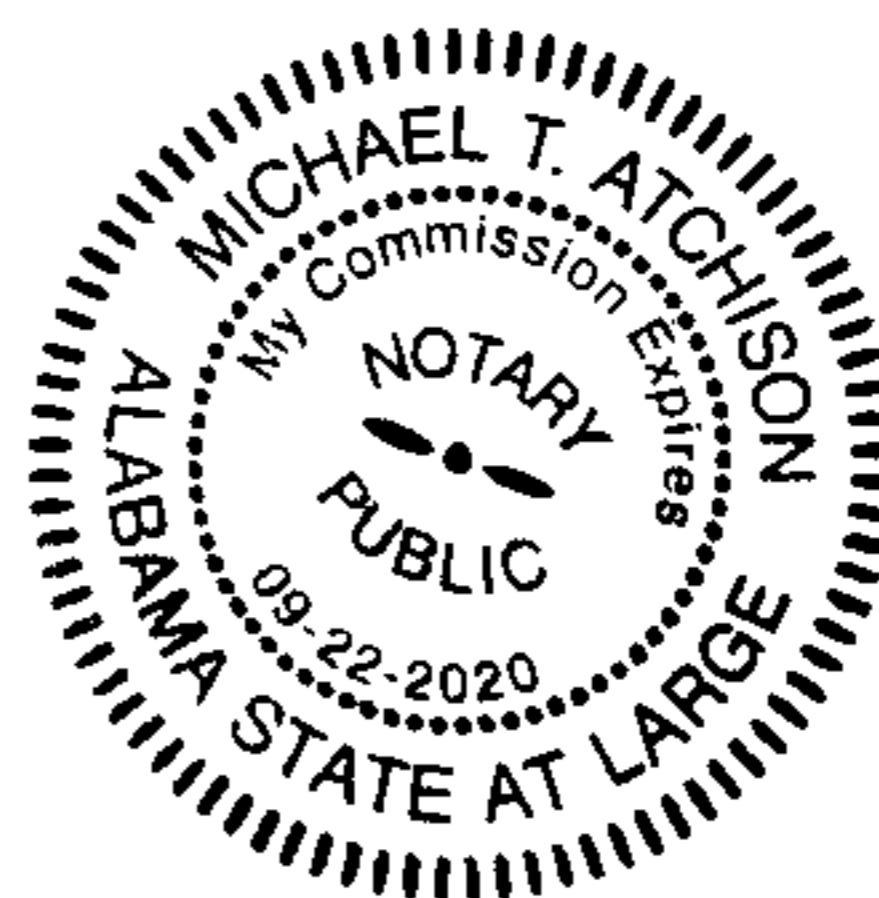
County of Shelby


I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Hunter Johnston and Savannah 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 30th day of November, 2017.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20171204000433010 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
12/04/2017 12:56:53 PM FILED/CERT

Shelby County, AL 12/04/2017
State of Alabama
Deed Tax: \$3.50

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, according to the survey of Fawn Meadows, as recorded in Map Book 21, Page 130, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

ALSO, a parcel of land in the North Half of the Northeast Quarter of Section 11, Township 21 South, Range 1 East, being a part of Lot 8, as described on the map of Fawn Meadows, recorded in map Book 21, at page 130, of the map records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence South 89 degrees 49 minutes 27 seconds West, along the South line of said sixteenth section and said subdivision a distance of 507.86 feet to the Southeast corner of Lot 8 and the point of beginning; thence continuing South 89 degrees 49 minutes 27 seconds West, along said line a distance of 210.25 feet to the Southwest corner of Lot 8; thence North 52 degrees 56 minutes 33 seconds East, a distance of 291.87 feet, to a point on a cul-de-sac; thence along a curve, concave to the Southwest, having a radius of 55.00 feet and a chord bearing of South 54 degrees 40 minutes 17 seconds East, an arc length of 33.82 feet to the Northeast corner of Lot 8; thence South 17 degrees 42 minutes 54 seconds West, a distance of 163.76 feet to the point of beginning.



20171204000433010 2/3 \$24.50
Shelby Cnty Judge of Probate, AL
12/04/2017 12:56:53 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 Hunter Johnston
Savannah Johnston

Mailing Address 179 Ashton Woods Drive
Chelsea, AL 35043

Property Address 131 Fawn Meadows Lane
Wilsonville, AL 35186

Grantee's Name Allison Renea Hobbs
Micah Hobbs

Mailing Address 131 Fawn Meadows Lane
Wilsonville, AL 35186

Date of Sale November 30, 2017
Total Purchase Price \$167,000.00

or
Actual Value _____

or
Assessor's Market Value _____



20171204000433010 3/3 \$24.50
Shelby Cnty Judge of Probate, AL
12/04/2017 12:56:53 PM FILED/CERT

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).

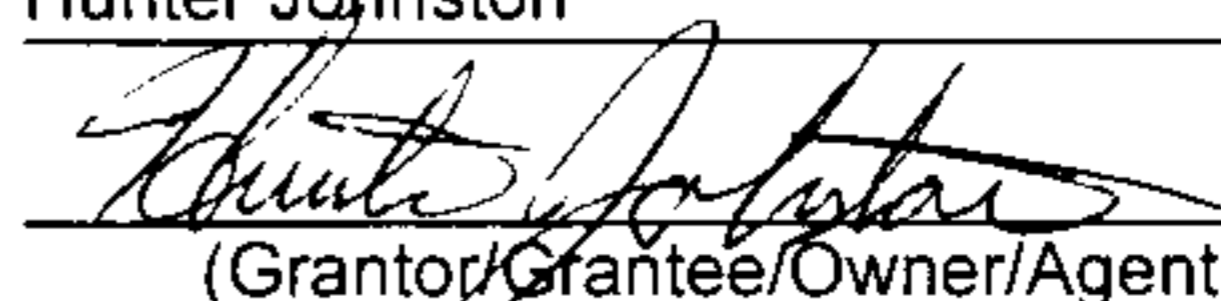
Date November 29, 2017

Unattested

(verified by)

Print Hunter Johnston

Sign


(Grantor/Grantee/Owner/Agent) circle one