

This document prepared by:  
Elizabeth A. Roland, Attorney  
267 Village Parkway  
Helena, AL 35080-4028

(No survey examined and no title examination made by  
this attorney.) Legal description furnished by Grantee.  
Source of Title: Inst #1998-10348, Probate Office of  
Shelby County, Alabama, 3/24/1998

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** in consideration of the sum of Two Hundred Thousand and No/100 (\$200,000.00) Dollars, cash in hand and other good and valuable consideration, the sufficiency of which is hereby acknowledged, we, **Louis B. Feld** and wife, **Lorraine D. Feld**, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey and warrant unto **William L. Johnson** and wife, **Connie C. Johnson**, (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 176, according to the survey of Alabama Power Company Recreational Cottage Site Sector 7 as recorded in Map Book 23, Page 28 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes which are not yet due nor payable until Oct. 1, 2018.
2. Any applicable zoning ordinances.
3. Mineral and mining rights not owned by Grantor
4. Existing utility and ingress-egress easements and the facilities thereon, whether or not of record, and which would be disclosed by an inspection of the Property; also easements shown on recorded plat.
5. Restrictive covenants recorded in Instrument #1997-33019 in the Probate Office of Shelby County, Alabama

**TO HAVE AND TO HOLD** to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that 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 we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantees, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10<sup>th</sup> day of January, 2018.

Louis B. Feld (L.S.)  
**Louis B. Feld**

Lorraine D. Feld (L.S.)  
**Lorraine D. Feld**

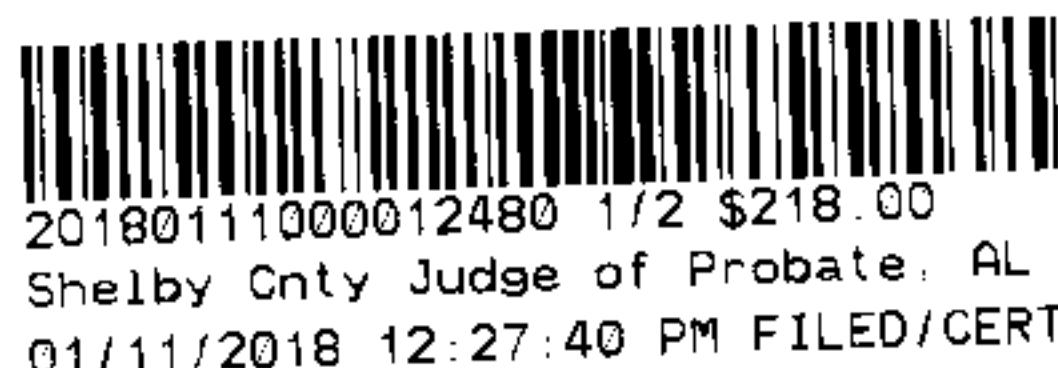
STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Louis B. Feld and wife, Lorraine D. Feld**, 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 10<sup>th</sup> day of January, 2018.

Elizabeth A. Roland  
 Notary Public  
 My commission expires: 6/10/2018

Send tax notice to:  
Mr. and Mrs. William L. Johnson  
1972 Highway 36  
Chelsea, AL 35043



Real Estate Sales Validation Form

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

Grantor's Name Louis B. Feld
Mailing Address Lorraine D. Feld
5059 Coral Reef Drive
Johns Island, SC 29455

Grantee's Name William L. Johnson
Mailing Address Connie C. Johnson
1972 Highway 36
Chelsea, AL 35043

Property Address 181 Tangled Way
Columbiana, AL
35251

Date of Sale
Total Purchase Price \$ 200,000.00
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)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 1-10-18

Print Louis B. Feld

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

