

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

GRANTEE'S ADDRESS:  
Paula D. Brown

1639 Eastern Valley Rd.  
Montevallo, AL 35715

20180111000012820  
01/11/2018 02:56:13 PM  
DEEDS 1/4

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY FIVE THOUSAND and NO/100 (\$95,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Joseph Earl Johnson and his wife, Brenda A. Johnson** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Paula D. Brown** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

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



Property Address: Blossom Street Acreage

\$0 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 herein above 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 GRANTORS will, and GRANTORS' heirs, 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 GRANTORS have hereunto set their hands and seals this the <sup>9th</sup>4<sup>th</sup> day of January, 2018.

  
Joseph Earl Johnson  
  
Brenda A. Johnson

STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Joseph Earl Johnson and Brenda A. Johnson**, 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the <sup>9th</sup>4<sup>th</sup> day of January, 2018.

  
Jeff W. Farmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020

## Exhibit A

### Legal Description

A parcel of land located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section and run South along the West boundary 576.59 feet to the point of beginning; thence continue on the same line 277.52 feet; thence turn 89 degrees 56 minutes 56 seconds left and run Easterly 468.14 feet; thence turn 89 degrees 55 minutes 18 seconds right and run South 335.06 feet; thence turn 86 degrees 57 minutes left and run Easterly 464 feet; thence turn 86 degrees 57 minutes right and run South 22.4 feet; thence turn 90 degrees 03 minutes left and run Easterly 231.36 feet; thence turn 90 degrees 21 minutes 46 seconds left and run North 1284.52 feet, more or less, to the intersection of the North boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn 91 degrees 58 minutes left and run West along said boundary 758.32 feet to a fence; thence turn 84 degrees 25 minutes left and run South along said fence 578.83 feet, thence turn 84 degrees 25 minutes right and run West 362.28 feet the point of beginning.

Less and except the following described right of way:

A right of way 30 feet in width whose centerline is described as follows: Commence at the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and run South along the West boundary 854.11 feet; thence turn 89 degrees 56 minutes 56 seconds left and run East 453.14 feet to the centerline of said easement and the point of beginning; thence turn 104 degrees 08 minutes left and run Northerly along said centerline 82.63 feet; thence turn 40 degrees 44 minutes 56 seconds left and run Northwesterly along said centerline 90.36 feet; thence turn 53 degrees 28 minutes 20 seconds right and run Northerly along said centerline 370 feet; thence turn 67 degrees 00 minutes left and run Northwesterly along said centerline 95 feet to the termination of said easement.

Situated in Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name Joseph Earl Johnson & Brenda A. Johnson  
Mailing Address 368 Foster Road  
Leeds, AL 35094

Grantee's Name Paula D. Brown  
Mailing Address 1639 Eastern Valley Road  
Montevallo, AL 35115

Property Address Acreage-Blossom Street

Date of Sale 01/09/2018  
Total Purchase Price \$ 95,000.00  
or  
Actual Value \$

Assessor's Market Value \$

20180111000012820 01/11/2018 02:56:13 PM DEEDS 4/4 or

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 1/11/18

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  
01/11/2018 02:56:13 PM  
\$119.00 CHERRY  
20180111000012820

*Jeff W. Parmer*