

20180202000037460
02/02/2018 04:07:34 PM
DEEDS 1/3

This Instrument Was Prepared By:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

John C. Johnson
8345 Wynwood Circle
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Nine Thousand Nine Hundred No/100 Dollars (\$189,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **JOSHUA LEE PEARSON, AN UNMARRIED MAN** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **JOHN C. JOHNSON** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 342, according to the Survey Wyndham, Wynwood Sector, Phase III, as recorded in Map Book 24, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$180,405.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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, we have hereunto set our hands and seals, this 23rd day of January, 2018.

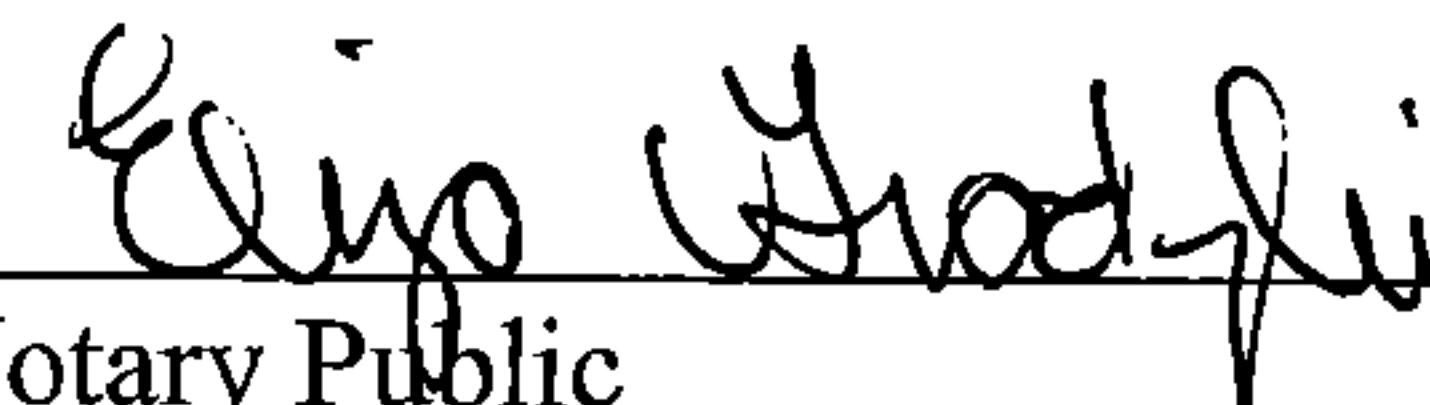
WITNESS:


JOSHUA LEE PEARSON

STATE OF NEW YORK)
COUNTY OF New York)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Joshua Lee Pearson, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of January 2018.


Notary Public
My Commission Expires: 7/7/18

ELIZA GRODZKI
NOTARY PUBLIC STATE OF NY
NEW YORK COUNTY
LIC. # 01GR6307260
COMM. EXP. JULY 7, 2018

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Joshua Lee Pearson	Grantee's Name	John C. Johnson
Mailing Address	1206 Bergen Street Apt C3D Brooklyn NY 11213	Mailing Address	8345 Wynwood Circle Helena, Alabama 35080
Property Address	8345 Wynwood Circle Helena Alabama 35080	Date of Sale	January <u>31</u> , 2018
		Total Purchase Price	\$189,900.00
		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)

<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 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: January 26 2018

Print: Joshua Lee Pearson

Unattested

Sign

((Grantor/Grantee/Owner/Agent) circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2018 04:07:34 PM
\$30.50 CHERRY
20180202000037460

Form RT-1

Joshua Lee Pearson