

FILE NO: V18-017

Send Tax Notice To: Daphne D. Johnson
833 Meriweather Dr.
Calera, AL 35040

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

20180416000126390

04/16/2018 12:22:29 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY THOUSAND DOLLARS AND 00/100 (\$120,000.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, JAMES STEVEN JOHNSTON, JR. AND HALEY GRIMSLEY JOHNSTON, HUSBAND AND WIFE (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, DAPHNE D. JOHNSON, A UNMARRIED WOMAN, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 39, according to the Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

This being the same property conveyed to James Steven Johnston, Jr. and Haley Grimsley Johnston, husband and wife, by deed dated 12/23/2014 and filed 12/30/2014 in instrument #2014230000408320.

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, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS is 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 hereinabove 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 GRANTOR'S 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 has hereunto set his hands and seals this the 10th day of April, 2018.

JAMES STEVEN JOHNSTON, JR.

HALEY GRIMSLEY JOHNSTON

STATE OF Texas)
COUNTY OF Dallas)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JAMES STEVEN JOHNSTON, JR. AND HALEY GRIMSLEY JOHNSTON 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 signed their names on the day the same bears date.

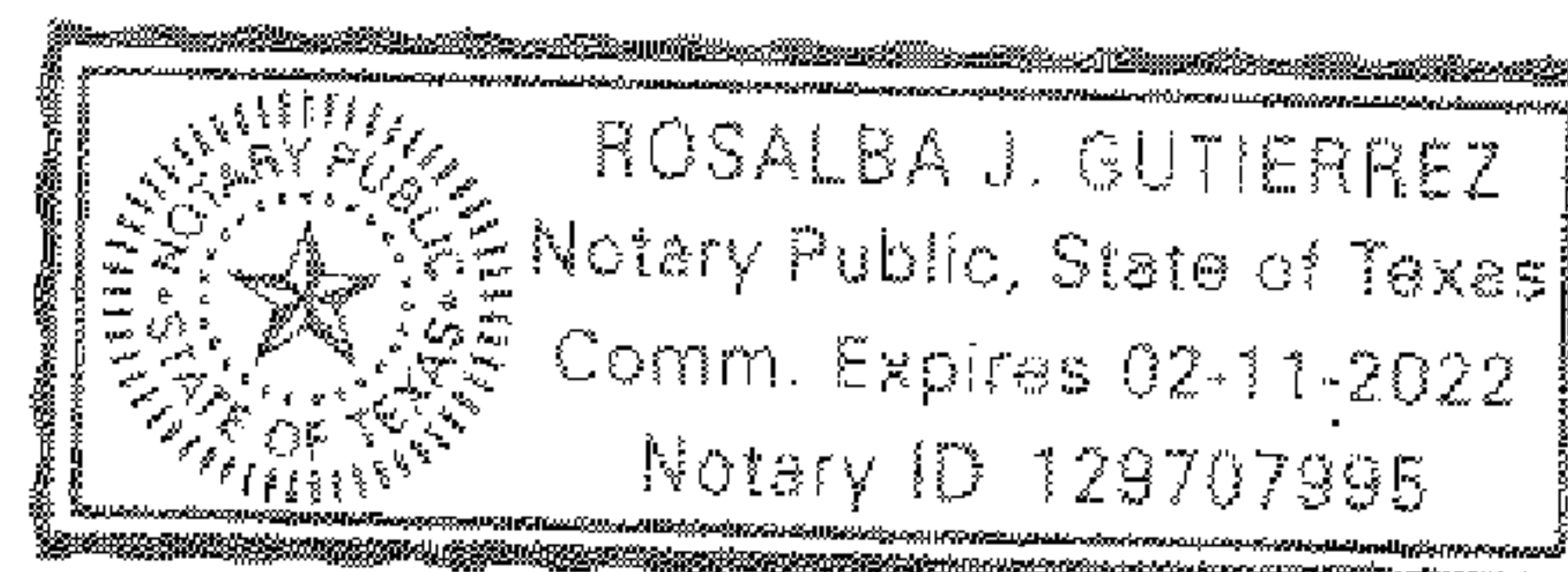
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of April, 2018.

ROSALBA J. GUTIERREZ
NOTARY PUBLIC

My Commission Expires: 02/11/22

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esq.
Cloud Willis & Ellis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209



Real Estate Sales Validation Form

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

Grantor's Name James Steven Johnston Jr. and Grantee's Name Daphne D. Johnson
Mailing Address Halcy Grimsley Johnston Mailing Address 833 Moriwether Dr.
9440 Stratton Drive # 5104 Calera, AL 35040
FRISCO, TX 75035

Property Address 833 Moriwether Dr. Date of Sale 4-11-18
Calera, AL 35040 Total Purchase Price \$ 120,000
or
Actual Value \$
20180416000126390 04/16/2018 12:22:29 PM DEEDS 2/2 or
Assessor's Market Value \$ 109,500

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor Site
☐ Closing Statement



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/16/2018 12:22:29 PM
\$19.00 CHERRY
20180416000126390

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 4-13-18 Print Brian Cloud
Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one