

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

This instrument was prepared by:  
Mike T. Atchison, Attorney at Law, Inc.  
P.O. Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Bobbie Robertson Johnson  
3119 Westover Rd  
Stevietown, AL 35147

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED DOLLARS (\$500.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ETHELENE ROBERTSON HALLMAN, a single woman, do hereby grant, bargain, sell and convey unto BOBBIE ROBERTSON JOHNSON, the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

ETHELENE ROBERTSON AND ETHELENE ROBERTSON HALLMAN ARE ONE AND THE SAME PERSON.

Subject to taxes for 2018 and subsequent years, restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

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

*Ethelene Robertson Hallman*  
ETHELENE ROBERTSON HALLMAN

Shelby County, AL 05/11/2018  
State of Alabama  
Deed Tax: \$59.50

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ETHELENE ROBERTSON HALLMAN, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of May, 2018.



*Michael T. Atchison*  
Notary Public

My Commission Expires

122-20



20180511000161850 1/3 \$80.50  
Shelby Cnty Judge of Probate, AL  
05/11/2018 09:52:01 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SW corner of Section 23, Township 19 South, Range 1 East; thence run East along said Section line a distance of 1081.57 feet; thence turn an angle of 126 degrees 45 minutes 59 seconds left and run a distance of 802.92 feet; thence turn an angle of 100 degrees 10 minutes 59 seconds right and run a distance of 105.00 feet to the point of beginning; thence continue along last described course a distance of 114.70 feet; thence turn an angle of 83 degrees 49 minutes 53 seconds left and run a distance of 316.96 feet; thence turn an angle of 96 degrees 33 minutes 05 seconds left and run a distance of 185.00 feet; thence turn an angle of 96 degrees 12 minutes 07 seconds left and run a distance of 315.97 feet to the point of beginning.

ALSO, Commence at the SW corner of Section 23, Township 19 South, Range 1 East; thence run East along said Section line for a distance of 1085.71 feet; thence turn an angle of 126 degrees 45 minutes 59 seconds left and run a distance of 802.92 feet to the point of beginning; thence continue along last described course a distance of 318.06 feet; thence turn an angle of 99 degrees 48 minutes 00 seconds right and run a distance of 125.00 feet; thence turn an angle of 83 degrees 47 minutes 53 seconds right and run a distance of 315.97 feet; thence turn an angle of 96 degrees 35 minutes 05 seconds right and run a distance of 105.00 feet to the point of beginning.

  
20180511000161850 2/3 \$80.50  
Shelby Cnty Judge of Probate, AL  
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**Real Estate Sales Validation Form**

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

Grantor's Name <u>Ethelene Hallman</u>	Grantee's Name <u>Bobbie R Johnson</u>
Mailing Address <u>902 E. Leuner Ter</u>	Mailing Address <u>3119 Westover Rd</u>
<u>Childersburg AL</u>	<u>Stevett, AL 35147</u>
<u>35144</u>	
Property Address <u>Academy</u>	Date of Sale <u>5-9-18</u>
	Total Purchase Price \$ _____
	Or
	Actual Value \$ _____
	Or
	Assessors Market Value \$ <u>59,360</u>

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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>Gift to child</u>

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

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**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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 5-9-18

Print Ethelene Hallman

Unattested \_\_\_\_\_  
(verified by)

Sign Ethelene Hallman  
(Grantor/Grantee/Owner/Agent) circle one

  
 20180511000161850 3/3 \$80.50  
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