

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Dedrick L. Turner & Tanya D. Turner  
2009 Nova Scotia Circle  
Bessemer, AL 35022

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Forty Thousand and No/00 Dollars (\$40,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John Johnson and wife, Alicia Johnson, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Dedrick Lamont Turner and Tanya Dyrene Turner (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

Lot 19, according to the Survey of Royal Forest, as recorded in Map Book 14, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

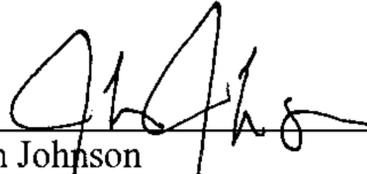
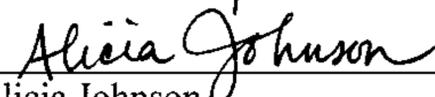
Subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**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 11<sup>th</sup> day of July, 2018.

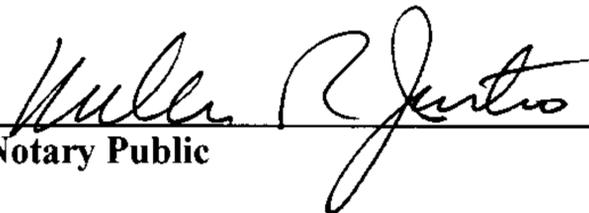
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
John Johnson  
  
\_\_\_\_\_  
Alicia Johnson

STATE OF ALABAMA  
SHELBY COUNTY

**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Johnson and Alicia Johnson, who 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 11<sup>th</sup> day of July, 2018.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9-11-19



Shelby County, AL 07/12/2018  
State of Alabama  
Deed Tax: \$40.00

  
20180712000247980 1/2 \$58.00  
Shelby Cnty Judge of Probate, AL  
07/12/2018 11:22:19 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : John Johnson & Alicia Johnson  
Mailing Address 242 Baron Drive  
Chelsea, AL 35043

Grantee's Name: Dedrick L. Turner & Tanya D. Turner  
Mailing Address: 2009 Nova Scotia Circle  
Bessemer AL 35022

Property Address: 225 Baron Drive  
Chelsea, AL 35043

Date of Sale 7-11-18  
Total Purchase Price \$ 40,000.00  
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 7-11-18

Sign Alicia Johnson  
(Grantor/Grantee/Owner/Agent) circle one

Print \_\_\_\_\_

Unattested

\_\_\_\_\_  
(Verified by)

