

**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**P. O. Box 11244**  
**Birmingham, AL 35202-1244**  
**(NO TITLE EXAMINATION PROVIDED)**

**SEND TAX NOTICE TO:**  
**Thomas L. Johnson, Jr.**  
**136 Windsor Lane**  
**Pelham, AL 35124**

**STATE OF ALABAMA    )**  
**COUNTY OF SHELBY    )**

**STATUTORY WARRANTY DEED**  
**(With Right of Survivorship)**


**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of LOVE AND AFFECTION and other good and valuable consideration, to the undersigned Thomas L. Johnson, Jr., one and the same as Thomas L. Johnson, and wife, Carrie W. Johnson (herein referred to as "Grantors"), in hand paid by Thomas L. Johnson, Jr. and Carrie W. Johnson (herein referred to as "Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 1303, according to the Survey of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 22, Page 23, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.**

**SUBJECT TO:** (1) Current Taxes; (2) All outstanding mortgages, easements and restrictions of record.

**TO HAVE AND TO HOLD** to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Shelby County, AL 07/13/2018  
State of Alabama  
Deed Tax: \$361.00

  
20180713000250740 1/3 \$382.00  
Shelby Cnty Judge of Probate, AL  
07/13/2018 02:20:15 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this the 12<sup>th</sup> day of July, 2018.

WITNESS:

Anne Marshall

Anne Marshall

Thomas L. Johnson, Jr.

Thomas L. Johnson, Jr., one and the same as  
Thomas L. Johnson

Carrie W. Johnson  
Carrie W. Johnson

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Johnson, Jr., one and the same as Thomas L. Johnson, and wife, Carrie W. 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12<sup>th</sup> day of July, 2018.

Anne P. Marshall

Notary Public

My Commission Expires: 2/10/2019

20180713000250740 2/3 \$382.00  
Shelby Cnty Judge of Probate, AL  
07/13/2018 02:20:15 PM 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 Thomas L. and Carrie W. Johnson  
Mailing Address 136 Windsor Lane  
Pelham, AL 35124

Grantee's Name Thomas L. and Carrie W. Johnson  
Mailing Address 136 Windsor Lane  
Pelham, AL 35124

Property Address 136 Windsor Lane  
Pelham, AL 35124

Date of Sale July, 2018  
Total Purchase Price \$ 0.00

or  
Actual Value \$

or  
Assessor's Market Value \$360,700



20180713000250740 3/3 \$382.00  
Shelby Cnty Judge of Probate, AL  
07/13/2018 02:20:15 PM FILED/CERT

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 Deed

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 July, 2018

☒ Unattested

Karen Melsen  
(verified by)

Print Thomas L. Johnson (Grantor/Grantee)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1