

Recordation Requested By:
WFG Lender Services
AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1138398AL

MAIL TAX STATEMENTS TO:
Mickey L. Johnson
605 Valleyview Drive
Pelham, AL 35124

THIS DOCUMENT PREPARED BY:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 24TH day of AUGUST, 2018, by and between **Mickey L. Johnson, a married man, formerly a widower, joined in execution by his spouse, Lynda Nugent Johnson**, a mailing address of 605 Valleyview Drive, Pelham, AL 35124, hereinafter referred to as Grantor(s) and **Mickey L. Johnson, a married man**, a mailing address of 605 Valleyview Drive, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

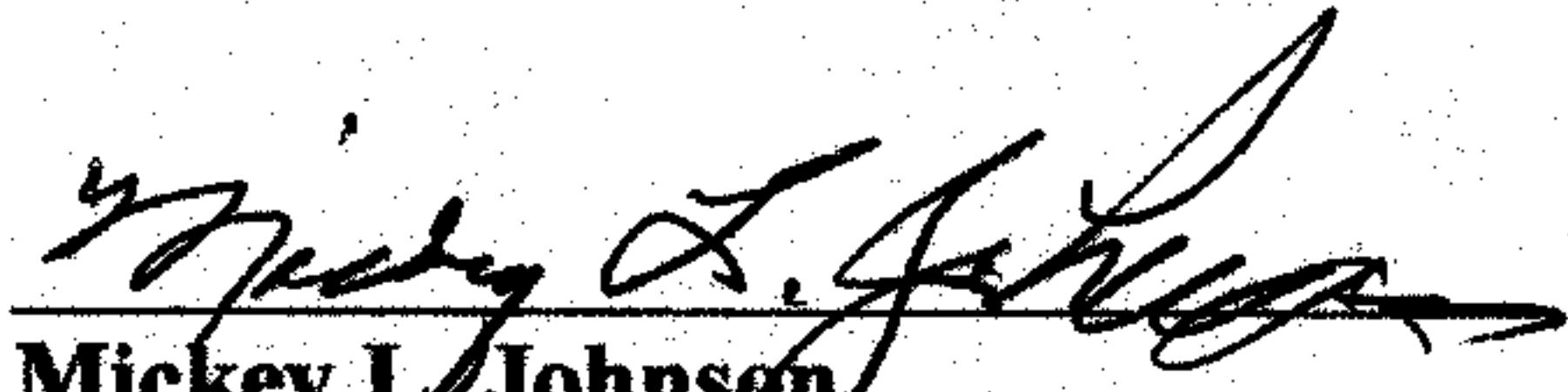
Also known as: 605 Valleyview Drive, Pelham, AL 35124

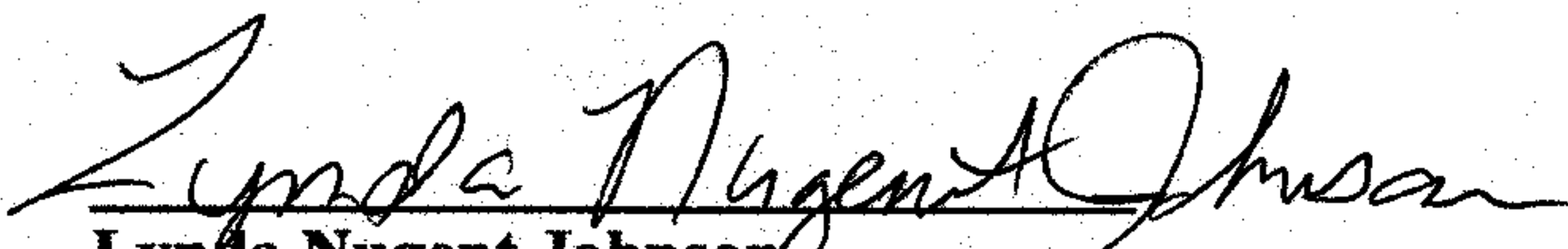
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Book 280, Page 412, Recorded: 02/27/1990

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


Mickey L. Johnson

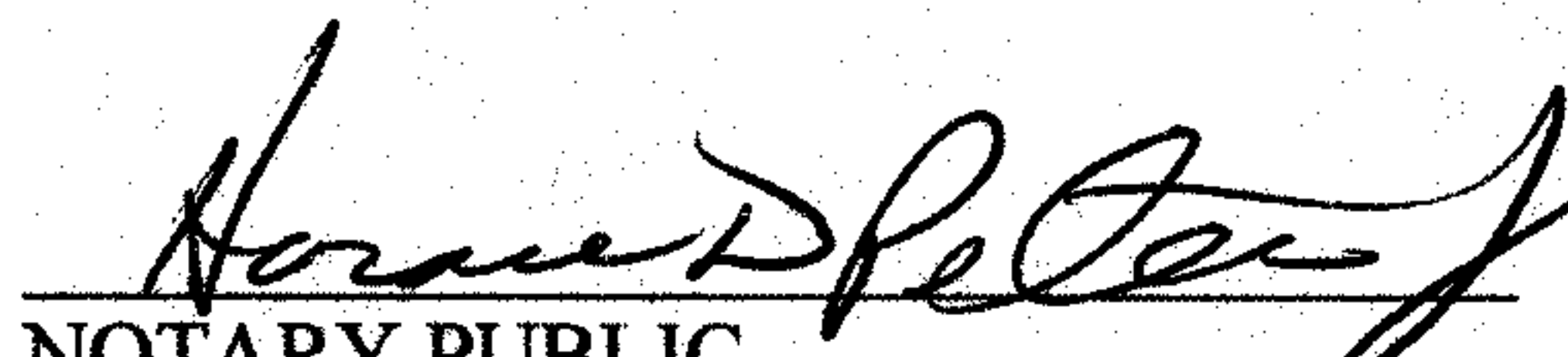

Lynda Nugent Johnson

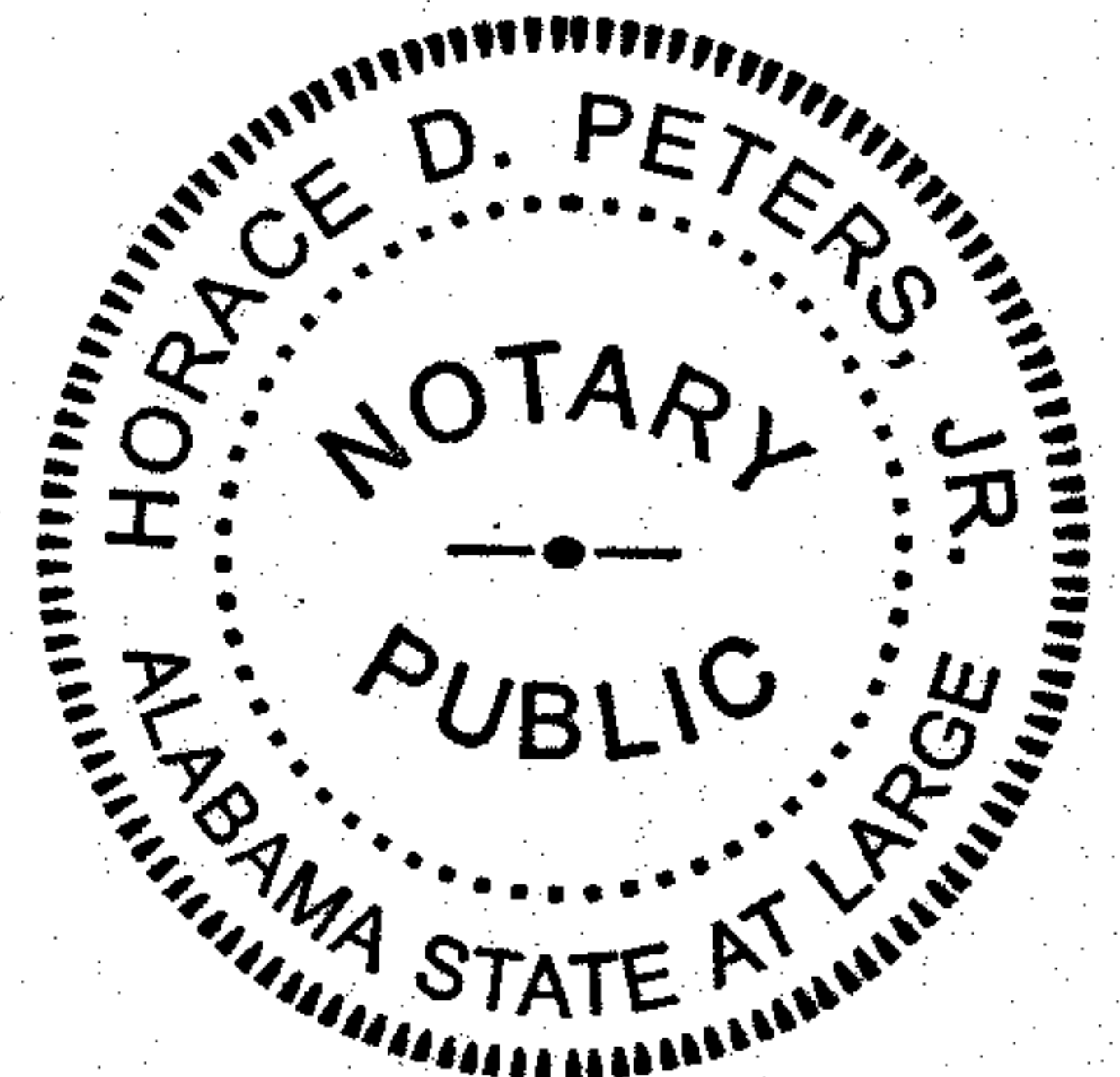
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Mickey L. Johnson* and Lynda Nugent Johnson*** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

*Married to each other

Given under my hand and seal this the 24TH day of AUGUST, 2018.


NOTARY PUBLIC
My commission expires: 08/03/2019



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LOT 11, IN BLOCK 5, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, SEVENTH SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA.

PROPERTY COMMONLY KNOWN AS: 605 VALLEYVIEW DRIVE, PELHAM, AL 35124

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

Grantor's Name Mickey L. Johnson and Lynda Nugent Johnson
 Mailing Address 605 Valleyview Drive
Pelham, AL 35124

Grantee's Name Mickey L. Johnson
 Mailing Address 605 Valleyview Drive
Pelham, AL 35124

Property Address 605 Valleyview Drive
Pelham, AL 35124

Date of Sale 08/24/2018
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 60,000.00

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 Refinance
☐ 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).

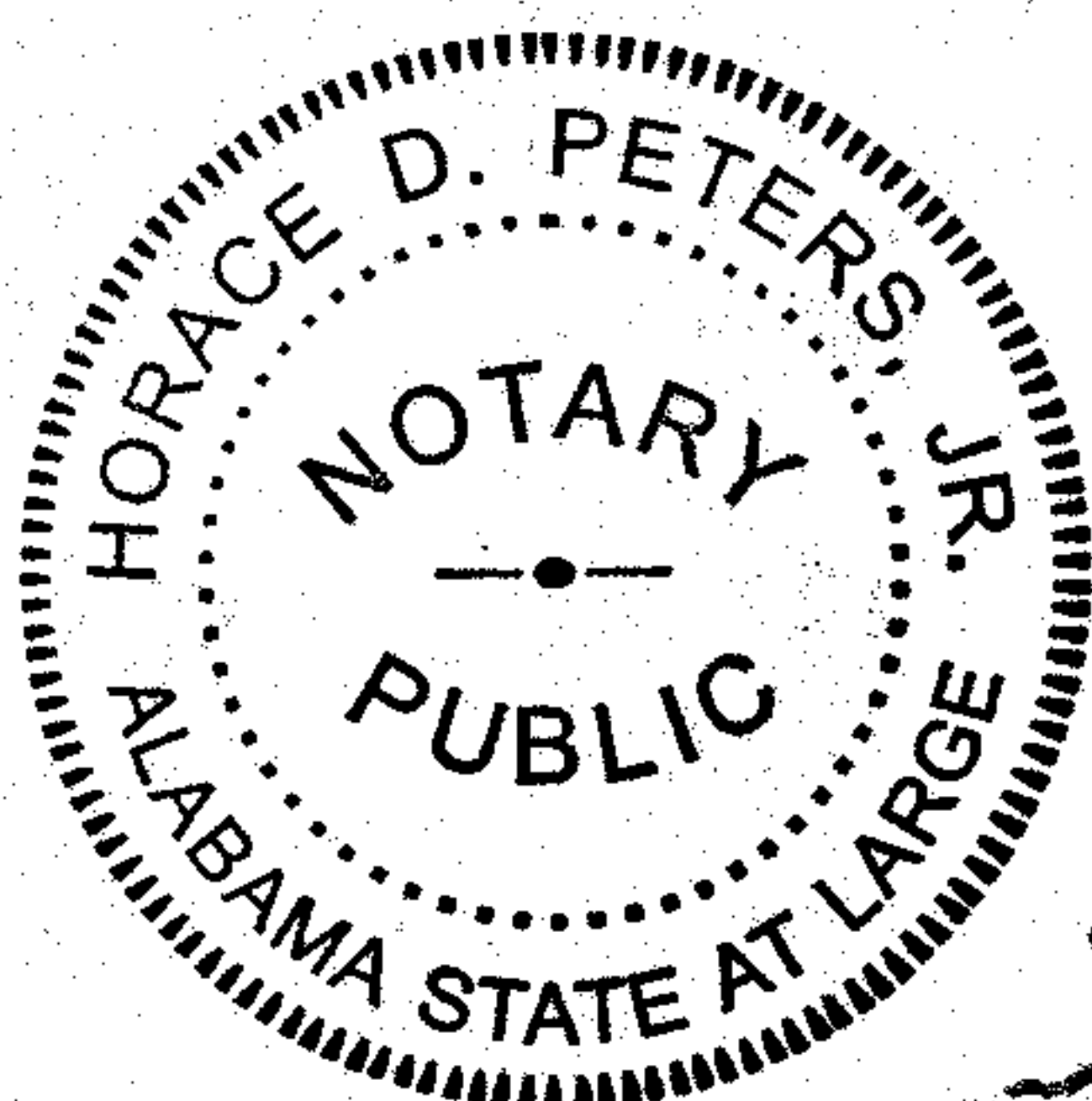
Date 8/24/18

Print Mickey L. Johnson and Lynda Nugent

Unattested Horace D. Peters
 (verified by)

Sign Mickey L. Johnson
 (Grantor/Grantee/Owner/Agent) circle one

and Lynda Nugent Johnson

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/31/2018 11:17:32 AM
 \$25.00 CHERRY
 20180831000314420

Allen S. Boyd