

This Instrument was prepared by:
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Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Joel Cruz
Valeria Cruz
6 Dogwood Circle
Pelham, AL 35124

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP


20181001000348910 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
10/01/2018 11:00:49 AM FILED/CERT

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of SIXTY TWO THOUSAND and 00/100 Dollars (\$62,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, STEVEN J. JOHNSON and ROBIN M. JOHNSON, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto JOEL CRUZ and VALERIA CRUZ, husband and wife, (herein referred to as GRANTEES), 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 to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

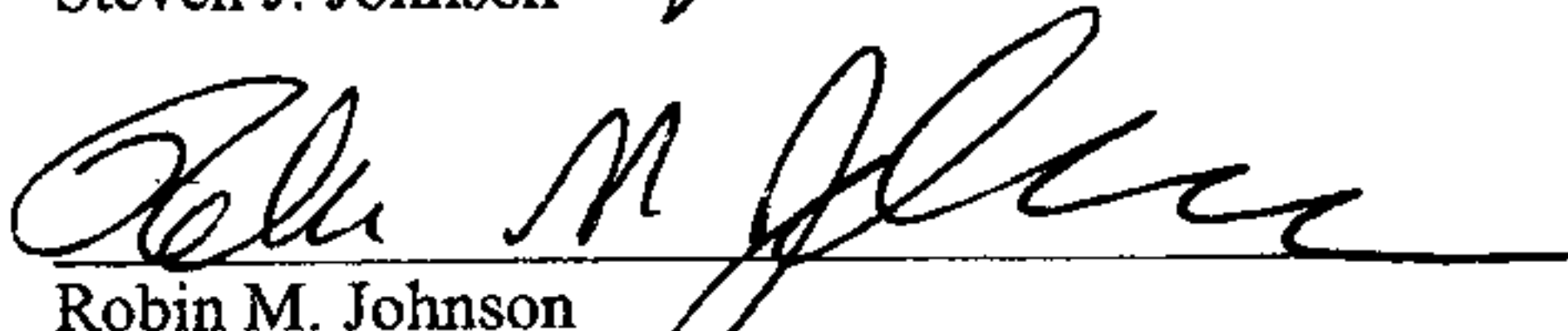
Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 19th day of September, 2018.


Steven J. Johnson


Robin M. Johnson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven J. Johnson and Robin M. 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 official seal this 19th day of September, 2018.


NOTARY PUBLIC

My Commission Expires 8-25-19

EXHIBIT "A"

Legal Description:

A PARCEL OF LAND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID SECTION 18 FOR A DISTANCE OF 1600.43 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF (89 DEG. 46 MIN. 58 SEC. MEASURED), 89 DEG. 49 MIN. 30 SEC. DEED, AND IN AN EASTERLY DIRECTION FOR A DISTANCE OF 304.45 FEET TO THE POINT OF BEGINNING; FROM POINT OF BEGINNING THUS OBTAINED THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 140 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEG. DEED (90 DEG. 07 MIN. 33 SEC. MEASURED) AND IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 271.54 FEET DEED (271.48 FEET MEASURED), THENCE TURN AN ANGLE TO THE RIGHT OF 91 DEG. 54 MIN. (SAID ANGLE BEING MEASURED FROM LAST DESCRIBED COURSE TO THE CHORD OF THE PRECEEDING COURSE SAID COURSE BEING SITUATED ON A CURVE HAVING A CENTRAL ANGLE OF 23 DEG. 08 MIN. AND A RADIUS OF 301.63 FEET); THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 121.78 FEET (CHORD 120.96 FEET) TO THE END OF SAID CURVE; THENCE ALONG THE TANGENT, IF EXTENDED, TO SAID CURVE FOR A DISTANCE OF 19.65 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 76 DEG. 32 MIN. AND IN A NORTHERLY DIRECTION FOR A DISTANCE OF 262.95 FEET DEED (252.70 FEET MEASURED) TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.


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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 Steven J Johnson
Mailing Address Robin M Johnson
131 Treymore Dr
Alabaster, AL 35007

Grantee's Name Joel Cruz
Mailing Address Valeria Cruz
6 Dogwood Circle
Pelham, AL 35124

Property Address 6 Dogwood Circle
Pelham, AL 35124

Date of Sale 9-19-18
Total Purchase Price \$ 62,000.00
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 9-19-18

Print Gregory D Harrison

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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