

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIVE THOUSAND SEVEN HUNDRED AND ZERO CENTS (\$205,700.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **William C. Johnson, a single man, William Justin Johnson, a single man, Jordan Rae Johnson, a single woman, Staci Milea Bassett, a married woman and Ray McLayne Watson, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **William Justin Johnson and Jordan Rae Johnson** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouses.

Grantors herein are all the surviving heirs at law of Billy Ray Watson, having died on October 2, 2013.

William C. Johnson, William Justin Johnson and Jordan Rae Johnson are the heirs at law of Tami Johnson, having died on July 1, 2016.

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 1st day of October 2018.

William C. Johnson
William C. Johnson

Jordan Rae Johnson
Jordan Rae Johnson

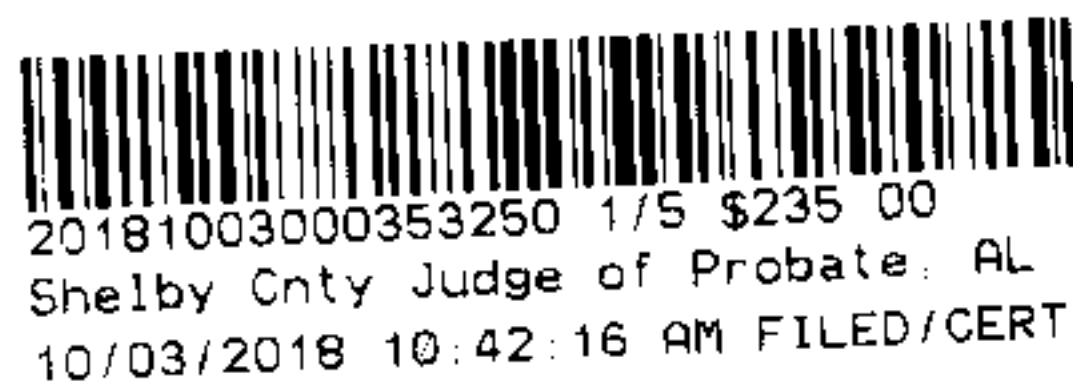
Ray McLayne Watson

William Justin Johnson
William Justin Johnson

Staci Milea Bassett

Staci Milea Bassett

STATE OF ALABAMA)
COUNTY OF SHELBY)



Shelby County, AL 10/03/2018
State of Alabama
Deed Tax \$206.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William C. Johnson, Staci Milea Bassett and Ray McLayne Watson**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2018

April Clark
Notary Public
My Commission Expires: 9/22/2020



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William C. Johnson, William Justin Johnson and Jordan Rae Johnson are the heirs at law of Tami Johnson, having died on July 1, 2016.

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.

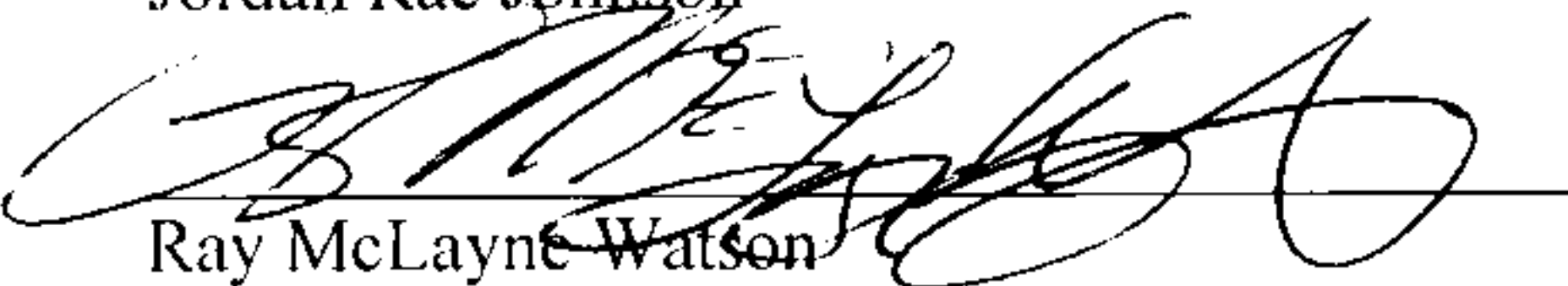
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of October, 2018.

William C. Johnson

William Justin Johnson

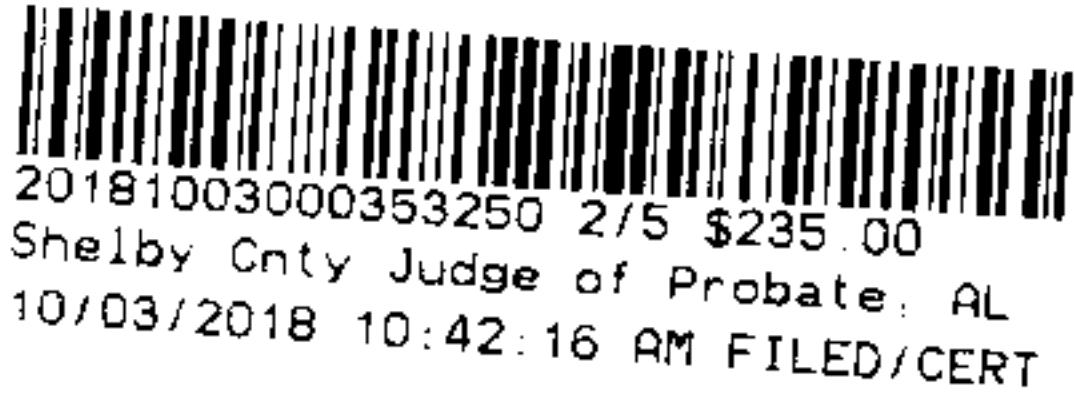
Jordan Rae Johnson

Staci Milea Bassett




Ray McLayne Watson

STATE OF ALABAMA)
COUNTY OF SHELBY)

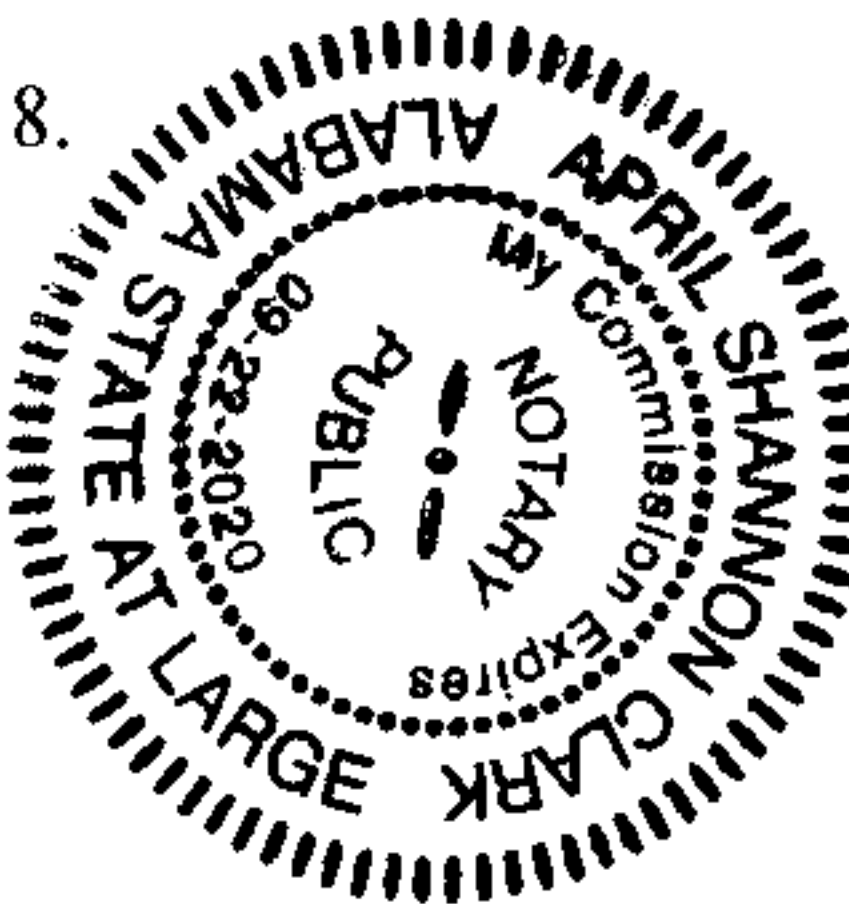


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~William C. Johnson, Staci Milea Bassett and Ray McLayne Watson~~, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2018.



Notary Public
My Commission Expires: 9/22/2020



STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Justin Johnson**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2018.



Brad E. Sweeney
Notary Public State of AL
My Comm. Expires March 16, 2019

[Signature]
Notary Public
My Commission Expires: 3/16/2019

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jordan Rae Johnson**, 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 28th day of March, 2018.

[Signature]
Notary Public
My Commission Expires: June 11, 2021

JANET M. BOZEMAN
Notary Public, Alabama State At Large
My Commission Expires June 11, 2021

20181003000353250 3/5 \$235.00
Shelby Cnty Judge of Probate, AL
10/03/2018 10:42:16 AM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

All that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 18 South, Range 1 East lying South of the Central of Georgia railroad right-of-way.

LESS AND EXCEPT the following described property:

A tract of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 18 South, Range 1 East; Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 171.65 feet to a point; thence turn left an angle of 50 deg. 00 min. 06 sec. and run in a Northwesterly direction a distance of 667.53 feet to the point of beginning of the property herein described; thence continue along last described course a distance of 200 feet to a point; thence run in a Southwesterly direction a distance of 735 feet, more or less, to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; said point being 440 feet North of the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 80 feet to a point; thence turn an angle to the left of 86 deg. 06 min. 24 sec. and run East 600 feet to a point; thence turn an angle of 46 deg. 03 min. 36 sec. to the left and run a distance of 325.64 feet to the point of beginning.

Also LESS AND EXCEPT the following described property:

A tract of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 18 South, Range 1 East; Begin at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 171.65 feet to a point; thence turn left an angle of 50 deg. 00 min. 06 sec. and in a Northwesterly direction a distance of 667.53 feet, thence turn an angle of 95 deg. 13 min. 57 sec to the left and run a distance of 325.64 feet to a point; thence turn an angle of 46 deg. 03 min. 36 sec. to the right and run a distance of 600 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 360 feet to the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning.



20181003000353250 4/5 \$235.00
Shelby Cnty Judge of Probate, AL
10/03/2018 10:42:16 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 Staci Milea Bassett
Mailing Address 361 River bend Apts
Riverside AL
35135

Grantee's Name William Justin Johnson
Mailing Address 95 Applewood Dr
Vandiver AL 35176

Property Address 15-18-1E

Date of Sale 10-1-18
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 205,700.00



20181003000353250 5/5 \$235.00
Shelby Cnty Judge of Probate, AL
10/03/2018 10:42:16 AM 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 tax value

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 _____

Print William Justin Johnson

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1