

This Instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
John Johnson and Mary L. Johnson
432 Fawn Dr
Chelsea, AL 35043

WARRANTY DEED

20181003000353540

STATE OF ALABAMA

10/03/2018 12:37:08 PM

SHELBY COUNTY

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy Thousand And No/100 Dollars (\$270,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Danny R. O'Daniel, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John Johnson and Mary L. Johnson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 9, according to the Survey of Deer Ridge Lakes, Sector 2, as recorded in Map Book 32, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Danny R. O'Daniel is the surviving grantee of that certain deed recorded in Instrument #20081010000400860; the other grantee, Lisa S. O'Daniel having died on or about September 10, 2013.

Subject to a third party mortgage in the amount of \$270,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28 day of September, 2018.



Danny R. O'Daniel

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Danny R. O'Daniel 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 on this 28 day of September, 2018.


Notary Public
My commission expires:

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Danny R. O'Daniel

Grantee's Name John Johnson and Mary L. Johnson

Mailing Address _____

Mailing Address 432 Fawn Dr
Chelsea, AL 35043Property Address 432 Fawn Dr
Chelsea, AL 35043

Date of Sale September 28, 2018

Total Purchase Price \$270,000.00

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☐ Appraisal☒ Sales Contract☐ Other: _____☐ Closing StatementIf 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 - Danny R. O'Daniel, . .

Grantee's name and mailing address - John Johnson and Mary L. Johnson, 432 Fawn Dr, Chelsea, AL 35043.

Property address - 432 Fawn Dr, Chelsea, AL 35043

Date of Sale - September 28, 2018.

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: September 28, 2018

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/03/2018 12:37:08 PM
 \$19.00 CHERRY
 20181003000353540