

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Five Thousand Dollars (\$155,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt where is acknowledged We, **Anthony Wayne Blackburn, a single man**, (herein referred to as grantors), grant, bargain, sell and convey unto **Justin P. Johnson and Lindsey L. Johnson**, (herein referred to as grantee), for and during their joint lives, and upon 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 Attached Exhibit "A" attached hereto and made a part hereof

For ad valorem tax purposes only, the address for the above described property is 586 Highway 469, Sterrett, AL 35147.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 9th day of November, 2018.

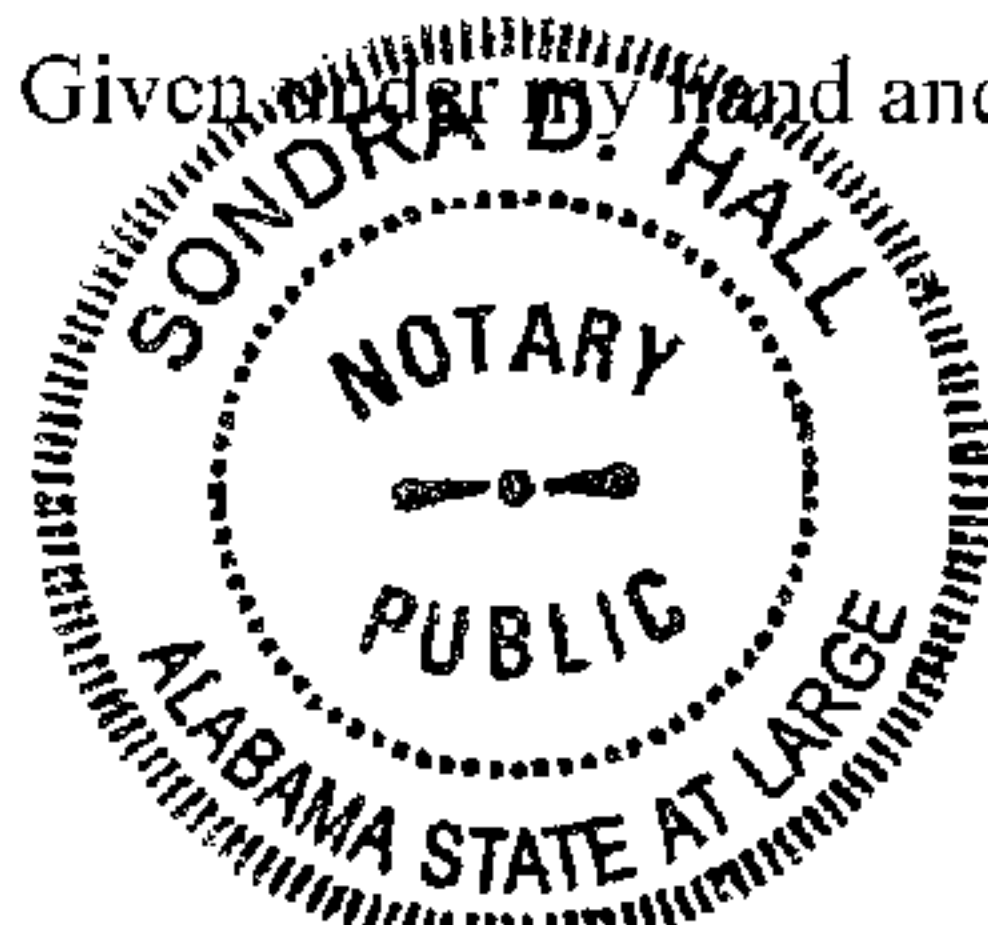

Anthony Wayne Blackburn

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Anthony Wayne Blackburn**, 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 the 9th day of November, 2018.





NOTARY PUBLIC
My Commission Expires: 12/4/20

Exhibit "A"

A parcel in the Northeast Quarter of the Northwest Quarter of Section 30, Township 18 South, Range 2 Range 2 East in Shelby County, Alabama and being more particularly described as follows:

Commence at an existing ¾" pipe at the Northwest corner of said Quarter-Quarter Section and run South 02 degrees 31'40" East along the West line of said Quarter-Quarter Section for 129.52 feet to an existing ½" rebar; thence South 02 degrees 50'50" East along said West line for 294.86 feet to the Point of Beginning; thence South 72 degrees 23'25" East for 219.10 feet to an existing ½" pipe; thence North 46 degrees 06'50" West for 74.48 feet to a 5/8" rebar set; thence North 84 degrees 36'20" West for 105.84 feet to the Point of Beginning. The above containing 0.08 acres, more or less.

Also a part of the NE1/4 of NW1/4 of Section 30, Township 18, Range 2 East, more particularly described as follows:

Commencing at a point on the West line of said forty, which point is 27 rods, more or less, South of the Northwest corner of said forty and which said point is also the Southwest corner of said school lot (it being the intention to run to the Southwest corner of said school lot, whether it be 27 rods more or less); thence run in an easterly direction along South line of school lot to the West margin of Pumpkin Swamp Road; thence in a southeasterly direction along the West margin of Pumpkin Swamp Road; thence in a southwesterly direction along the West margin of said road 165 feet to the North edge of a private road; thence in a westerly direction along the North edge of said private road 150 feet, more or less, to the West line of said forty acres to a point which is 27 feet, more or less, North of the point where the West line of said forty acres intersects with the East line of Howard Street; thence along said forty line North 131 feet to point of beginning.

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

Grantor's Name Anthony Blackburn
 Mailing Address 586 Highway 469
Sterrett, AL 35147

Grantee's Name Justin P. Johnson
 Mailing Address 7919 Highway 51
Westover, AL 35147

Property Address 586 Highway 469
Sterrett, AL 35147

Date of Sale 11/09/18
 Total Purchase Price \$ 155,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/14/2018 09:12:40 AM
 \$22.00 CHERRY
 20181114000401820

Alvin S. Boyd

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 _____

Print Leanne G. Ward

Unattested

(verified by)

Sign

Leanne G. Ward
 (Grantor/Grantee/Owner/Agent) circle one