

This deed prepared by:
Edwin M. Van Dall, Jr.
1822 Cogswell Avenue
Suite 100
Pell City, AL. 35125

SEND TAX NOTICE TO:
Jess Johnson
7021 Highway 55
Wilsonville, AL. 35186

WARRANTY DEED, JOINT TENANT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of one and no/100 (\$1.00) Dollar, and other good and valuable considerations, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **David L.W. Johnson** herein referred to as grantor, hereby grants, bargains, sells and conveys unto (herein referred to as grantees) **David L.W. Johnson & Jess Johnson** as Joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1 OF THE JOHNSON FAMILY SUBDIVISION SITUATED IN THE NE ¼ OF THE SE1/4 OF SECTION 5 AND THE NW ¼ OF THE SW ¼ OF SECTION 4, TOWNSHIP 20 SOUTH RANGE 1 EAST AS RECORDED IN MAP BOOK 26, PAGE 138 IN SHELBY COUNTY ALABAMA

The above description was furnished by the Grantors. No Title search requested or performed.

Preparer of this document makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises.

TO HAVE AND TO HOLD to the said grantees herein and upon the death of either of them, then to the survivor in Fee Simple, together with every contingent remainder and right of reversion., their heirs and assigns forever. And grantors do for themselves and their heirs, executors and administrators, covenant with 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 stated above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereunto set our hand(s) and seal(s) this 13 day of March, 2019.


20190313000081170 1/3 \$89.50
Shelby Cnty Judge of Probate, AL
03/13/2019 01:37:08 PM FILED/CERT

Shelby County, AL 03/13/2019
State of Alabama
Deed Tax: \$68.50

David L.W. Johnson GRANTOR
David L.W. Johnson

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that, **David L.W. 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March 2019

Russell Moore
NOTARY PUBLIC
My Commission expires - -



20190313000081170 2/3 \$89.50
Shelby Cnty Judge of Probate: AL
03/13/2019 01:37:08 PM 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 DAVID L. W. JOHNSON Grantee's Name ESS L. JOHNSON
Mailing Address 7025 Hwy 55 Mailing Address 7021 Hwy 55
WILSONVILLE AL WILSONVILLE AL
35186 35186

Property Address 16-3-05 0000006.003 Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 60,000

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 Tax Office
☐ Closing Statement

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 3/13/19

Print ESS L. JOHNSON

Unattested

Sign

verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

