

WARRANTY DEED

This Instrument Was Prepared By:

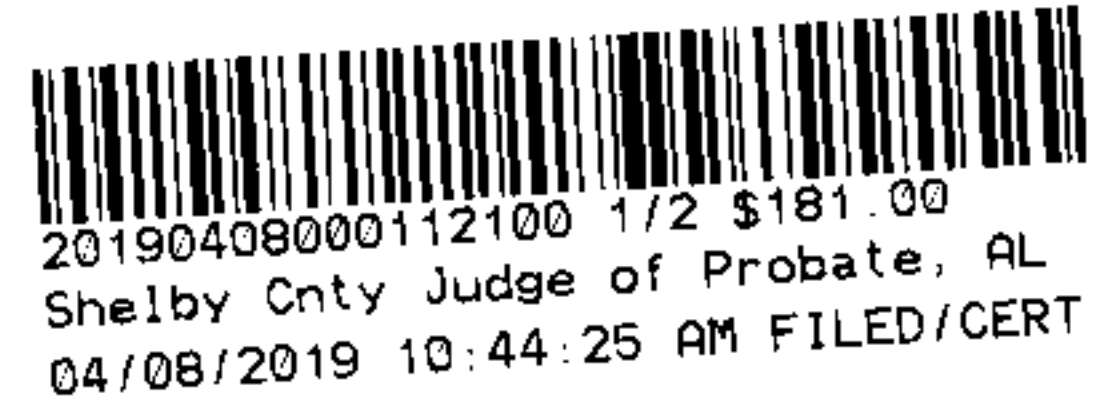
Clint Thomas
P.O. Box 1422
Calera, Alabama 35040

SEND TAX NOTICE TO:

Faith Self
37 Rosemont Circle
Calera, Alabama 35040

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,



That in Settlement of the Probate Estate of Lois Purser, deceased, (Shelby County, Alabama Probate Case No. PR-2013-000575) and in accordance with that certain Settlement Agreement dated October 1, 2018, between Candance S. Johnson, a married woman, individually and Candance S. Johnson in her capacity as the Personal Representative of the Estate of Lois Purser, deceased, (herein referred to as GRANTOR) and Faith Self, the sole heir at law of Lois Purser, (herein referred to as the GRANTEE), does grant, bargain, sell and convey unto Faith Self, a life estate in the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

Lot 2, according to the Survey of Sothern Hills, Section 5, as recorded in Map Book 16, Page 132, in the Office of the Judge of Probate of Shelby County, Alabama. The street address of the subject property is 37 Rosemont Circle, Calera, Alabama 35040 and also known as 37 Milgray Lane, Calera, Alabama 35040

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

This property does not constitute the homestead of the grantor.

The GRANTOR has given a mortgage on the subject property to Mutual Savings Credit Union. The unpaid balance as of September 2018 is \$45,382.24. The GRANTOR remains liable for this loan and agrees to make all payments to be paid as amortized on a timely basis until such time as the loan is repaid in full or the GRANTEE sells the property, at which time any unpaid mortgage balance shall be satisfied from the sales proceeds at closing.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever; it being the intention of the parties to this conveyance, that the GRANTOR herein reserves unto herself a Remainder Estate upon the death of the GRANTEE. The GRANTOR and GRANTEE further and specifically agree that the GRANTEE may sell the subject property anytime during her life without the consent of the GRANTOR and receive the entire sales settlement proceeds free and clear from any claim by the GRANTOR / REMAINDERMAN.

And I do for myself and for my heirs, executors, and administrators covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and/or convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said GRANTEE, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 08 day of April, 2019.

Candance S. Johnson

TATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Candance S. 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 with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 08 day of April, 2019.

Notary Public
My Commission Expires: 8/18/20

Shelby County, AL 04/08/2019
State of Alabama
Deed Tax: \$163.00

Real Estate Sales Validation Form

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

Grantor's Name: Candance S. Johnson
Personal Representative
Lois Scott Purser Estate

Grantee's Name: Faith Self

Mailing Address: 38 Milgray LN.
Calera, AL. 35040

Mailing Address: 37 Rosemont Circle
Calera, AL. 35040

Property Address: 37 Rosemont Circle
Calera, AL. 35040

Date of Sale: April 8, 2019
Total Purchase Price: \$ _____
Or
Actual Value: \$ _____
Or
Assessors Market Value: \$163,000.00

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
Shelby County Tax Assessor Valuation

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date: 4/8/19

Print: Candance S. Johnson, Personal Representative

☐ Unattested
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20190408000112100 2/2 \$181.00
Shelby Cnty Judge of Probate, AL
04/08/2019 10:44:25 AM FILED/CERT