

This Instrument was Prepared by:

Send Tax Notice To: Justin Cooper Johnson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-19-25323

341 Hwy 83
Harpersville, AL 35078

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Janice W. Lewis, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Justin Cooper Johnson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

The West 30 acres of the SE 1/4 of SE 1/4 of Section 18, Township 19, Range 3 East; also, the south half of SW 1/4 of SE 1/4 of Section 18, Township 19, Range 3 East, except 2 acres in the SW corner thereof, said 2 acre parcel excepted being 296 feet square.

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Janice W. Lewis and Janice Lewis Cantrell are one and the same person.

Janice W. Lewis is the surviving Grantee in the certain deed recorded in Instrument # 1995-14541 in the Probate Office of Shelby County, Alabama. The other Grantee, Johnnie L. Lewis, is deceased, having died 9 Nov 1999.

Property constitutes no part of the homestead of the Grantor herein or her spouse.

\$121,795.29 ~~XXXXXX~~ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of April, 2019.

Janice W. Lewis
Janice W. Lewis

State of Alabama

County of Baldwin

I, Kaylee L. Springer, a Notary Public in and for the said County in said State, hereby certify that Janice W. Lewis, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of April, 2019.

Kaylee Springer
Notary Public, State of Alabama

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 7, 2022



20190415000122660 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/15/2019 03:36:24 PM FILED/CERT

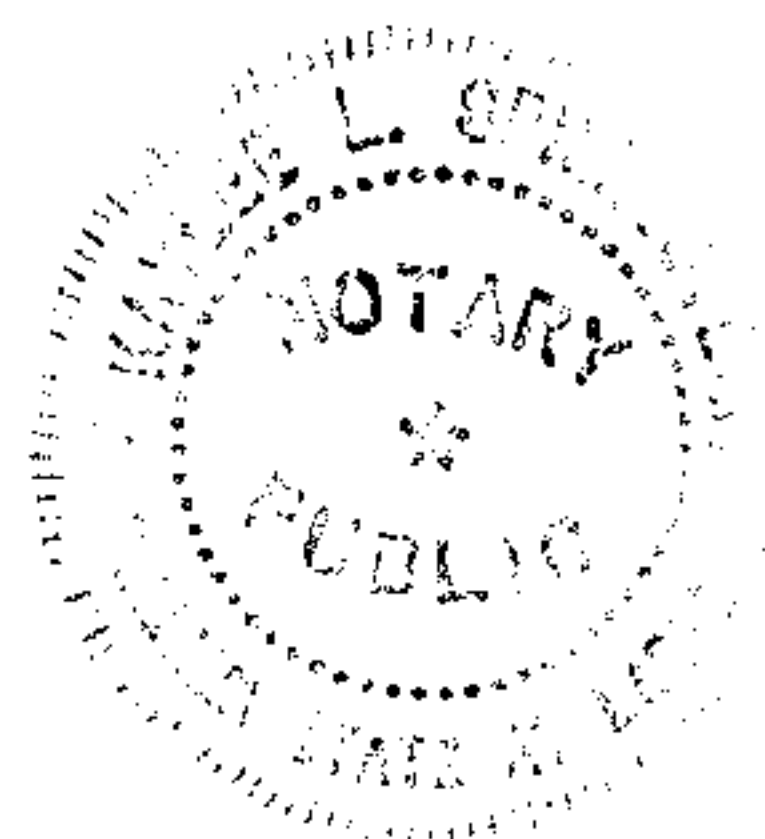


EXHIBIT A
LEGAL DESCRIPTION

The West 30 acres of the SE 1/4 of SE 1/4 of Section 18, Township 19, Range 3 East; also, the south half of SW 1/4 of SE 1/4 of Section 18, Township 19, Range 3 East, except 2 acres in the SW corner thereof, said 2 acre parcel excepted being 296 feet square; also, the SE 1/4 of NE 1/4 of Section 19, Township 19 Range 3 East; also, the East 15 acres of the SW 1/4 of the NW 1/4 of Section 20, Township 19, Range 3 East. Subject to reservation by F. C. Thompson for himself, his heirs and assigns, of an easement 20 feet in width along and adjacent to the entire southern boundary of the above described property for purpose of ingress and egress.
Situating in Shelby County, Alabama.


20190415000122660 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/15/2019 03:36:24 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 Janice W. Lewis
Mailing Address _____

Grantee's Name Justin Cooper Johnson
Mailing Address _____

224 Shoreland Cir
Caulf Shores AL 36542

341 Hwy 83
Harpersville, AL 35070

Property Address 2 Park Road
Vincent, AL 35178

Date of Sale April 09, 2019
Total Purchase Price \$120,000.00

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
☒ 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 of 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 April 04, 2019

Print Janice W. Lewis

Unattested

(verified by) _____

Sign Janice W. Lewis
(Grantor/Grantee/Owner/Agent) circle one

X Kaye Springer
Witness



20190415000122660 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/15/2019 03:36:24 PM FILED/CERT

Form RT-1