


This Instrument was Prepared by:

Send Tax Notice To: Randal Minton  
1046 Long Branch Parkway  
Calera, AL 35040

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

File No.: S-19-25336

  
20190416000123880 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/16/2019 12:51:56 PM FILED/CERT

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Thousand Dollars and No Cents (\$4,000.00)**, 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, **Ronald E. Johnson and Sonja C. Johnson, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randal Minton**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**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.**


**\$0.00** 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.

  
\_\_\_\_\_  
Ronald E. Johnson


  
\_\_\_\_\_  
Sonja C. Johnson

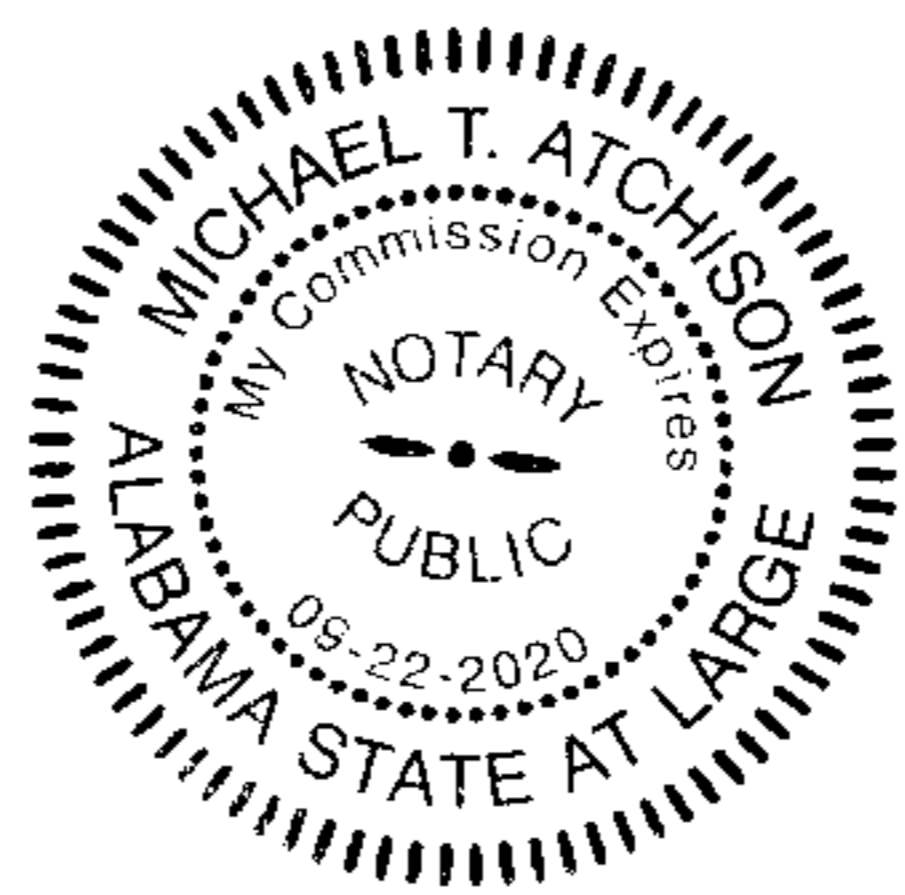
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Ronald E. Johnson and Sonja C. Johnson, 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 5th day of April, 2019.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020



Shelby County, AL 04/16/2019  
State of Alabama  
Deed Tax: \$4.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 162.47 feet; thence run South 34 degrees 33 minutes 40 seconds East a distance of 156.35 feet to a point on the North line of a 30-foot wide access easement; thence run South 39 degrees 50 minutes 38 seconds West along the North line of said easement a distance of 92.57 feet; thence run South 45 degrees 30 minutes 11 seconds West along the said North line of said easement a distance of 100.35 feet to a point on the East line of a public road; thence run North 6 degrees 51 minutes 21 seconds West along said East line of said road a distance of 187.25 feet; thence continue along said East line of said road North 49 degrees 17 minutes 15 seconds West a distance of 129.18 feet to the point of beginning.



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# Real Estate Sales Validation Form

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

Grantor's Name	Ronald E. Johnson Sonja C. Johnson	Grantee's Name	Randal Minton
Mailing Address	115 Geronimo Circle Montevallo, AL 35115	Mailing Address	1046 Long Branch Parkway Calera, AL 35040
Property Address	Vacant Lot Shelby, AL 35143	Date of Sale	April 05, 2019
		Total Purchase Price	\$4,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 March 27, 2019

Print Ronald E. Johnson

Unattested  
\_\_\_\_\_  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1