

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
STEPHEN S JOHNSON and LINDA
T JOHNSON

618 OLDE TOWNE WAY
ALABASTER, AL 35007

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixty-Seven Thousand Five Hundred and 00/100 (\$267,500.00) to the undersigned Grantors, ROBERT SCOTT WEAVER and wife, MICHELLE WEAVER, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto STEPHEN S JOHNSON and LINDA T JOHNSON , (herein referred to as Grantees), for and during their joint lives and upon the 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:

LOT 3, ACCORDING TO THE SURVEY OF OLDE TOWNE FOREST AS RECORDED IN MAP BOOK 9, PAGE 133, SHELBY COUNTY, ALABAMA.

Property address: 618 OLDE TOWNE WAY, ALABASTER, AL 35007

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Transmission Line Permit granted to Alabama Power Company by instrument in official Recorded Book 131, Page 142 and Book 134, Page 209.
5. Right of way granted to Shelby County by Inst. Recorded in Book 271, Page 732.
6. Covenants, conditions, and restrictions as set forth in inst. Recorded Real 57, Page 939.
7. Right of way to South Central Bell Telephone Company recorded in Real 24, Page 156.
8. Right of Way to Alabama Power Company recorded in Deed book 131, Page 142, and Deed Book 134, Page 209.
9. Right of way to Shelby County recorded in Deed Book 271, Page 732 recorded in.

\$214,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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 persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 3rd day of May, 2019.



ROBERT SCOTT WEAVER

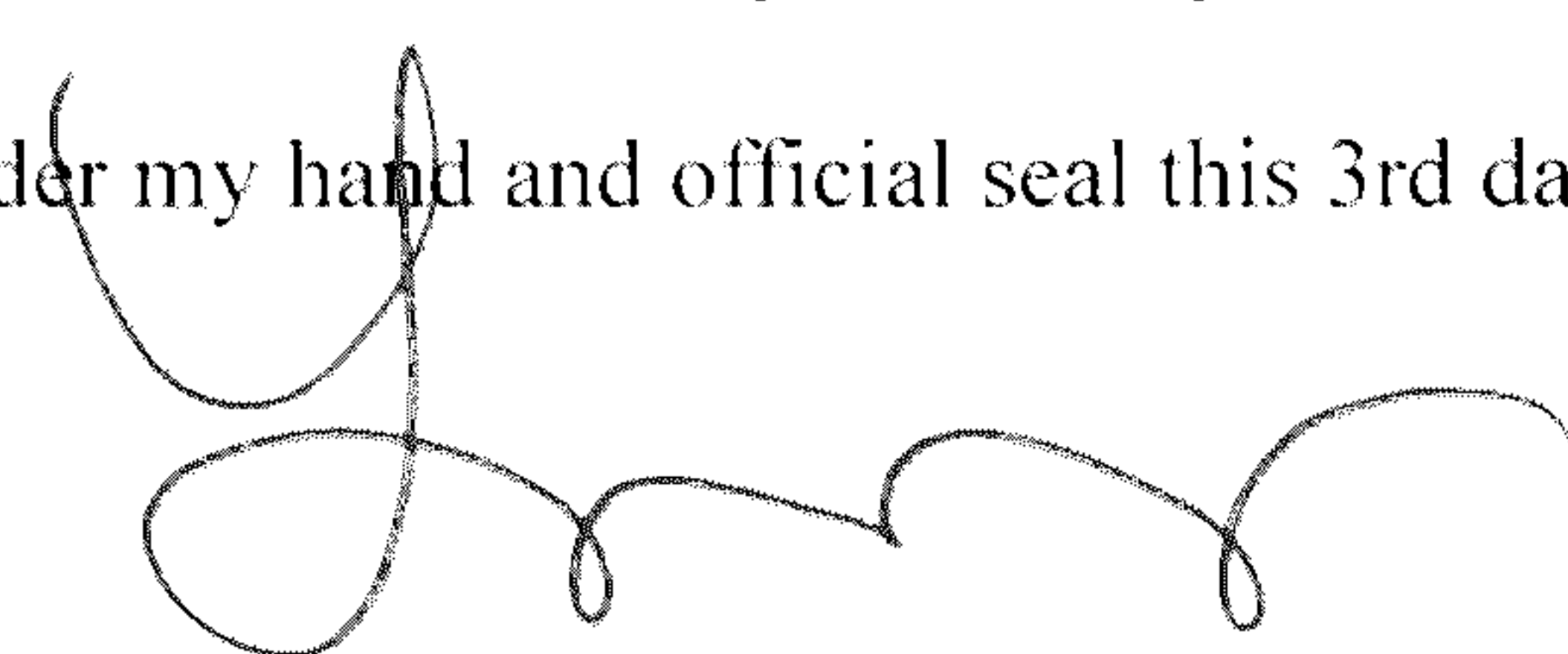


MICHELLE WEAVER

STATE OF ALABAMA
JEFFERSON COUNTY

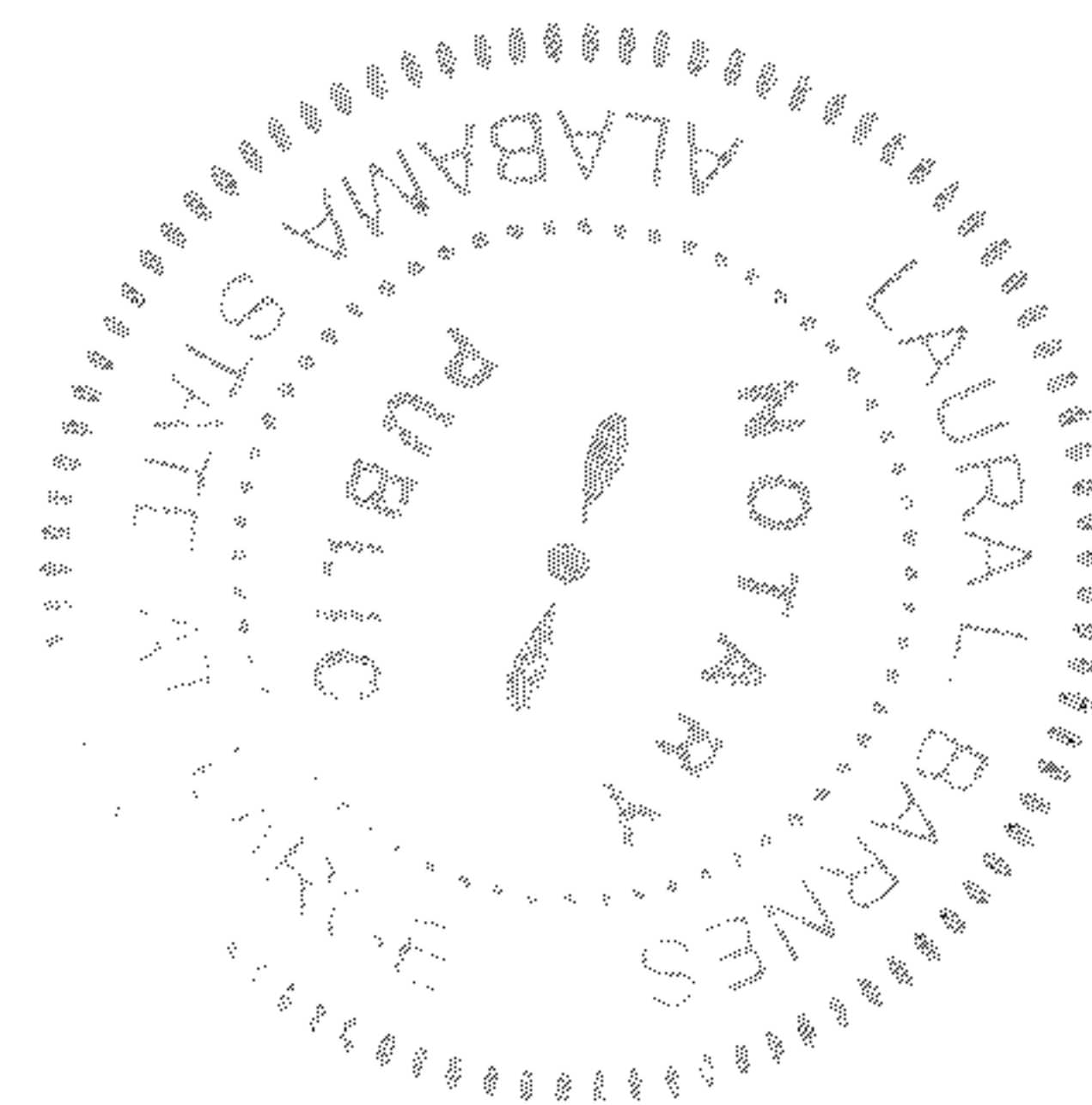
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBERT SCOTT WEAVER and MICHELLE WEAVER, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2019.



NOTARY PUBLIC

5/4/19



Real Estate Sales Validation Form

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

Grantor's Name:	ROBERT SCOTT WEAVER and MICHELLE WEAVER	Grantee's Name:	STEPHEN S JOHNSON and LINDA T JOHNSON
Mailing Address:	618 OLDE TOWNE WAY ALABASTER, AL 35007	Mailing Address:	618 OLDE TOWNE WAY ALABASTER, AL 35007
Property Address:	618 OLDE TOWNE WAY ALABASTER, AL 35007	Date of Sales:	May 3rd, 2019
		Total Purchase Price:	(\$267,500.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x _____	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: May 3rd, 2019

Print Laura L. Barnes

_____ Unattested

Sign _____

(verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2019 12:33:49 PM
\$288.50 CHERRY
20190503000148430

Allie S. Bevil