

Send tax notice to:
Lanika D. Johnson
269 Waterford Cove Trail
Calera, AL 35040

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL1900223

STATE OF ALABAMA
Shelby COUNTY

20190507000153700
05/07/2019 01:22:24 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Seven Thousand and 00/100 Dollars (\$197,000.00) in hand paid to the undersigned, **Arthur Frank Lewis as Trustee of the Arthur Frank Lewis Revocable Living Trust** (hereinafter referred to as "Grantor"), by **Lanika D. Johnson** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 595, according to the Survey of Waterford Cove, Sector 2, as recorded in Map Book 38, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

\$198,989.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for itself, its heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 30th day of April, 2019.



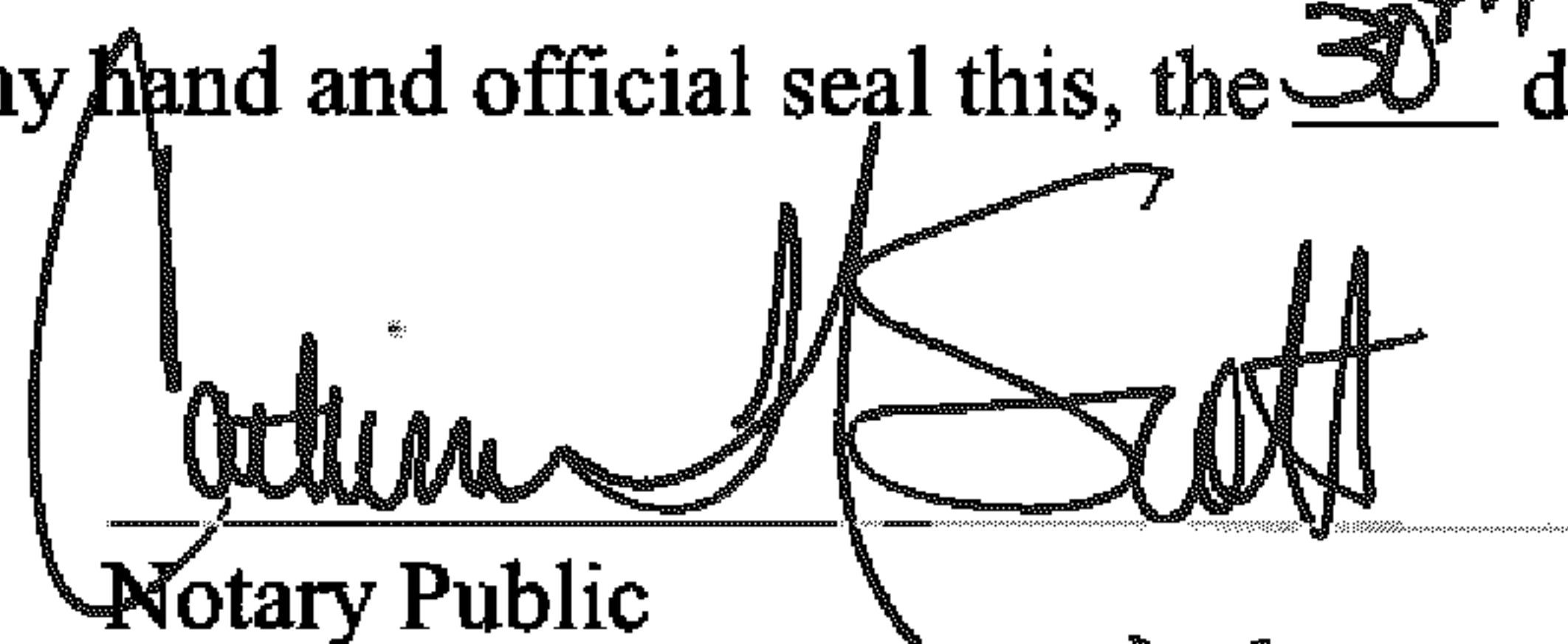
Arthur Frank Lewis as Trustee of the
Arthur Frank Lewis Revocable Living
Trust

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur Frank Lewis whose name as Trustee of the Arthur Frank Lewis Revocable Living Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of April, 2019.

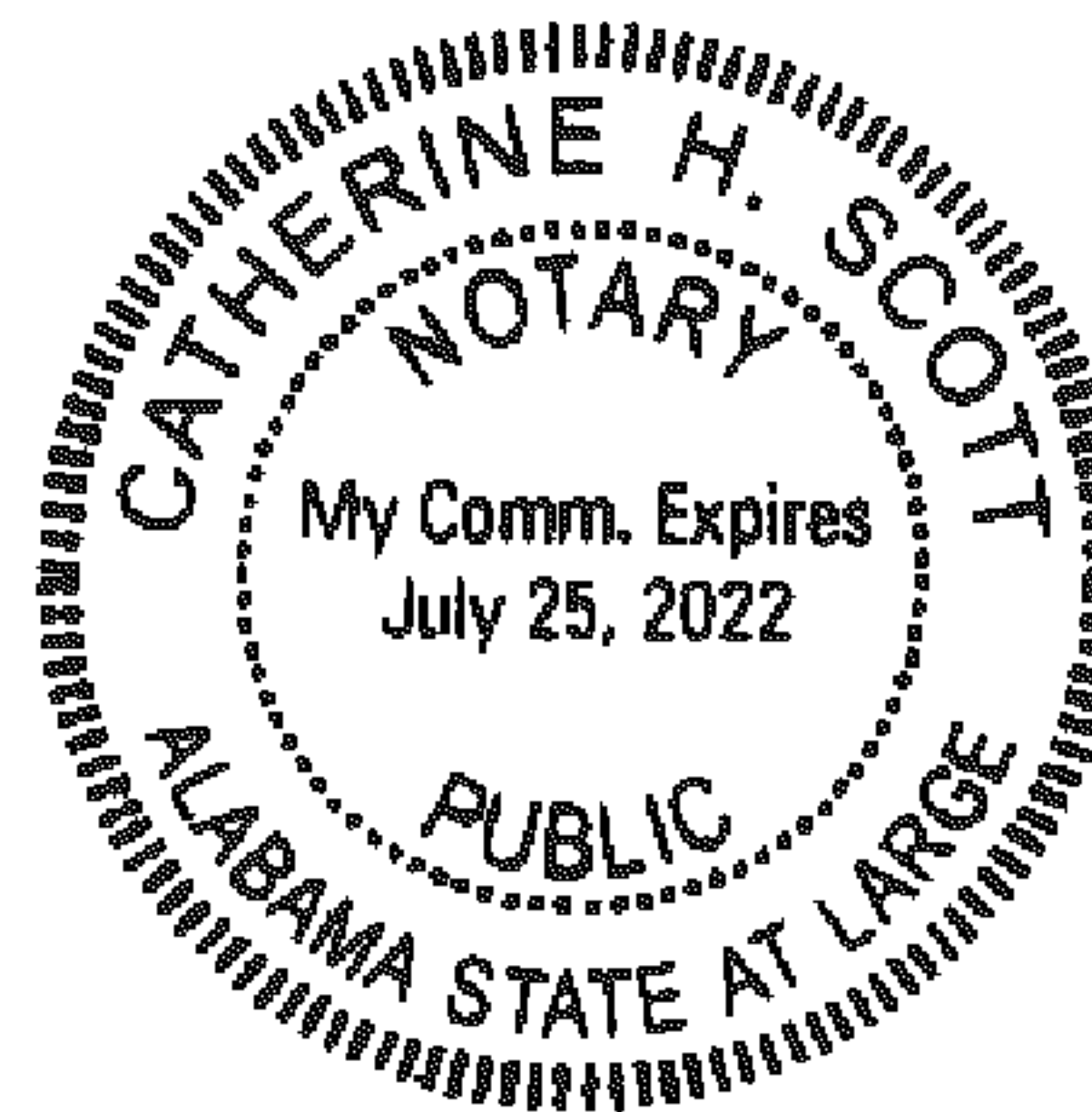
(Notary Seal)



Notary Public

Print Name: Catherine H. Scott

Commission Expires: 7/25/2022



Real Estate Sales Validation Form

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

Grantor's Name	Arthur Frank Lewis as Trustee <i>of the</i> <i>Arthur Frank Lewis Revocable Living Trust.</i>	Grantee's Name	Lanika D Johnson
Mailing Address	PO Box 1567 Coolidge AZ 85128	Mailing Address	269 Waterford Cove Trail Calera AL 35040
Property Address	269 Waterford Cove Trail Calera AL 35040	Date of Sale	5/6/2019
		Total Purchase Price	\$ 197000
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 5-7-19 Print Skyler Murphy

Unattested Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2019 01:22:24 PM
\$22.00 CHERRY
20190507000153700

Allie S. Bayl