

Send tax notice to:  
Robert Keith Franklin  
633 Treymoor Lake Circle  
Alabaster, AL 35007

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

STATE OF ALABAMA  
Shelby COUNTY

20190702000237690  
07/02/2019 03:01:35 PM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Five Thousand and 00/100 Dollars (\$145,000.00) in hand paid to the undersigned, Tammy S Johnson and Ken M Johnson, Wife and Husband (hereinafter referred to as "Grantors"), by Robert Keith Franklin (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 570, according to the Survey of Weatherly Aberdeen Sector 18, as recorded in Map Book 21 page 148 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

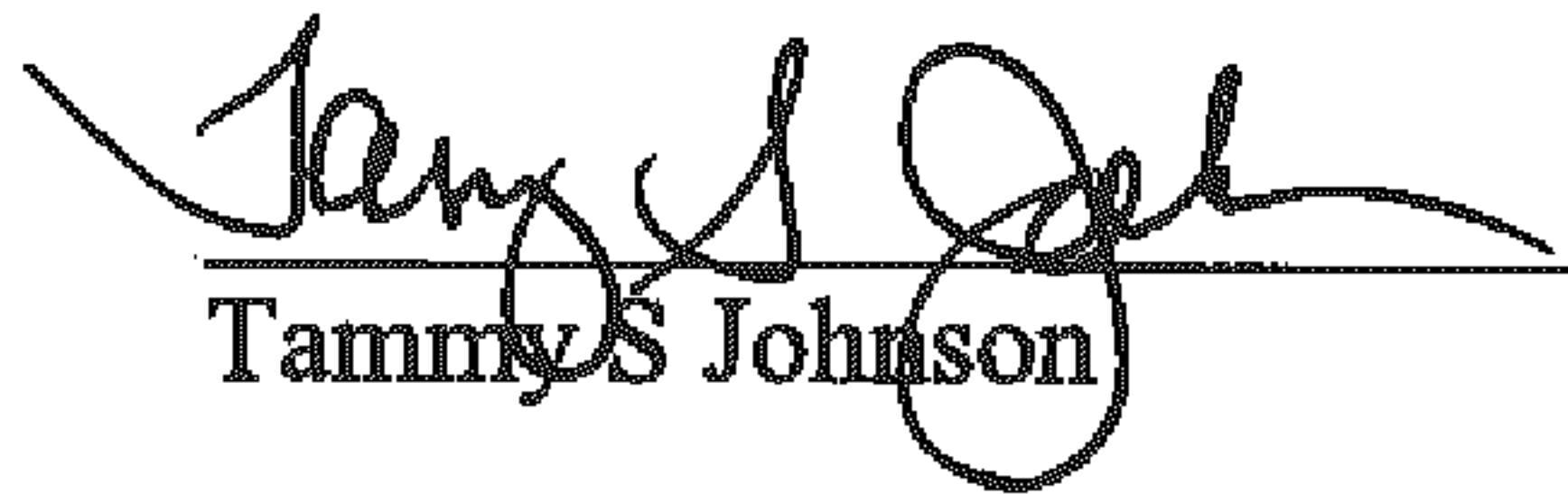
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

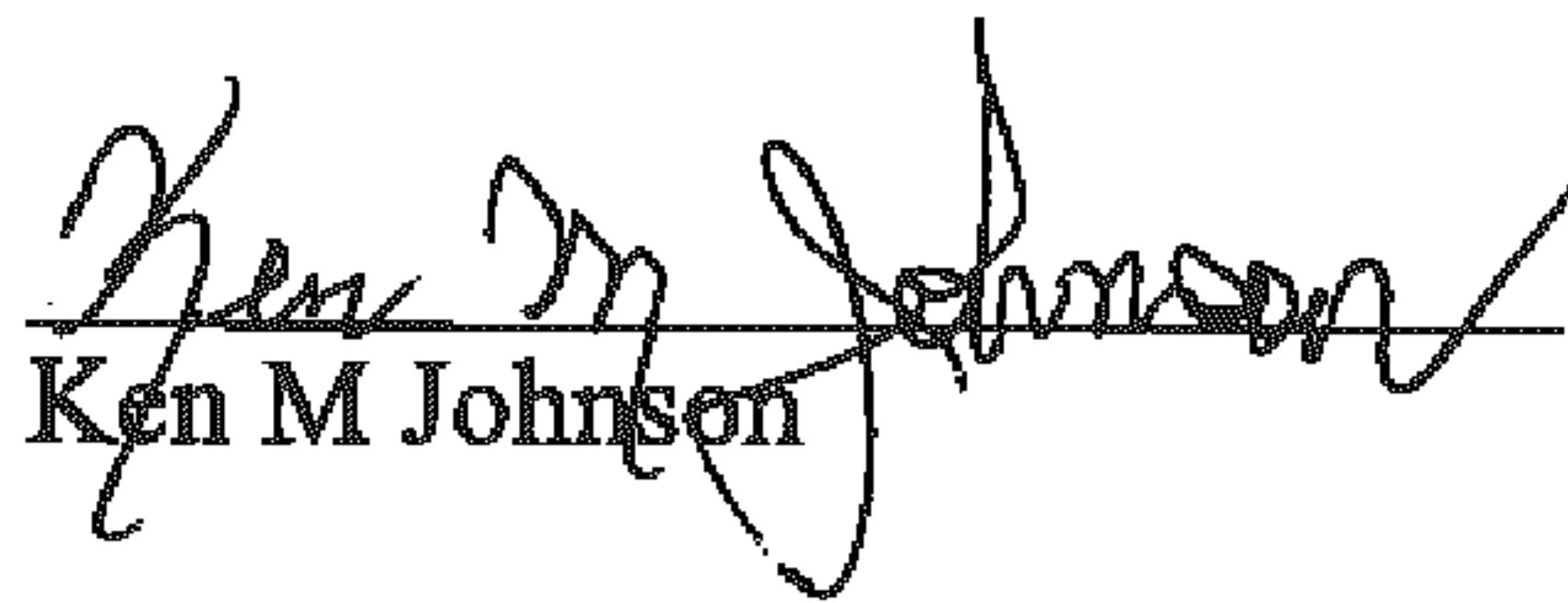
\$139,925.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 27<sup>th</sup> day of June, 2019.

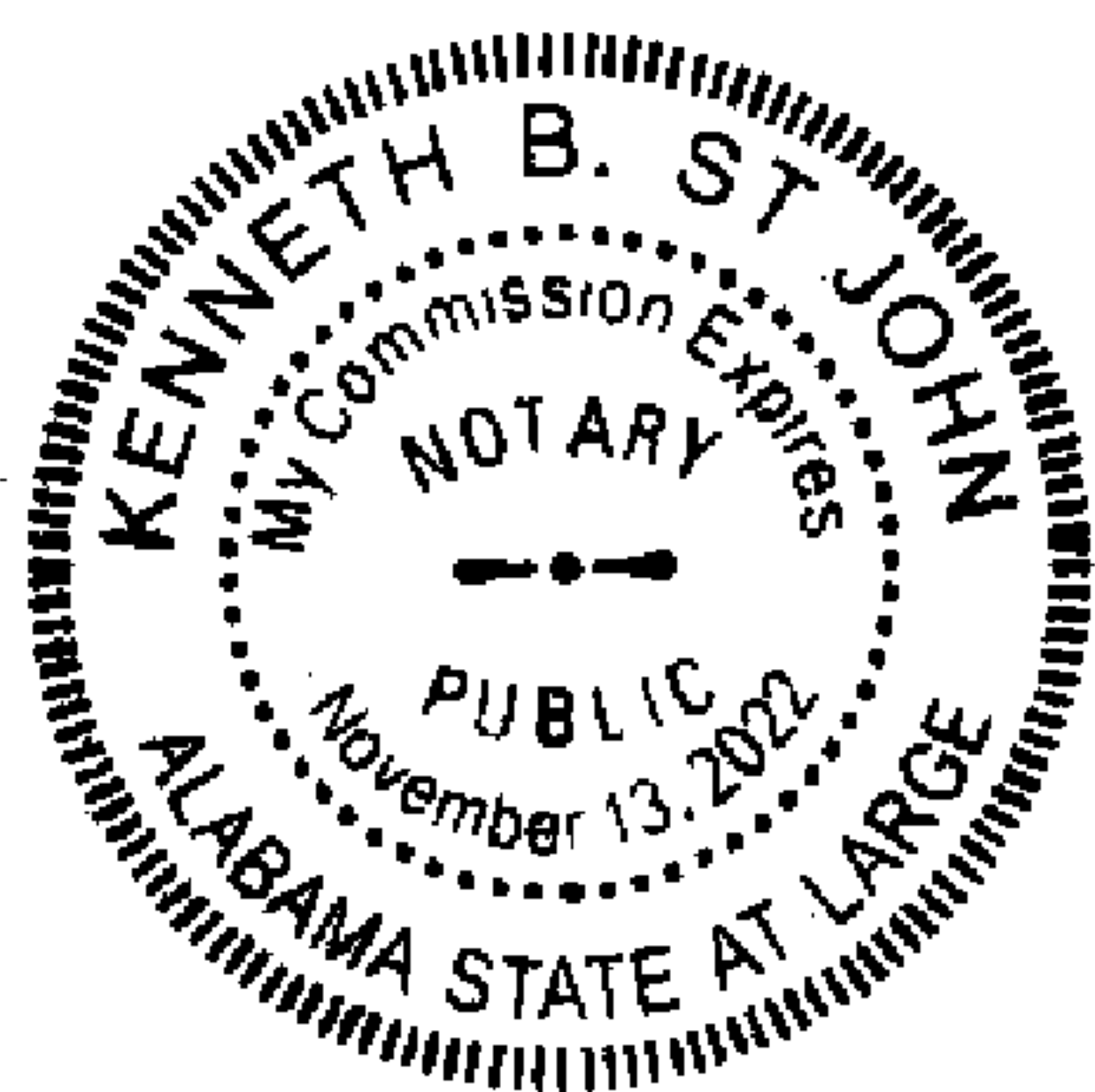
  
\_\_\_\_\_  
Tammy S Johnson

  
\_\_\_\_\_  
Ken M Johnson

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy S Johnson and Ken M Johnson, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of June, 2019.



  
\_\_\_\_\_

Notary Public  
Print Name: Kenneth B. St John  
Commission Expires: 11/13/2022

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Tammy S Johnson</u> <u>Ken M Johnson</u>	Grantee's Name	<u>Robert Keith Franklin</u>
Mailing Address	<u>109 Marigold Drive</u> <u>Alabaster AL 35007</u>	Mailing Address	<u>633 Treymoor Lake Circle</u> <u>Alabaster AL 35007</u>
Property Address	<u>633 Treymoor Lake Circle</u> <u>Alabaster AL 35007</u>	Date of Sale	<u>7/27/2019</u>
		Total Purchase Price	<u>\$ 145,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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.

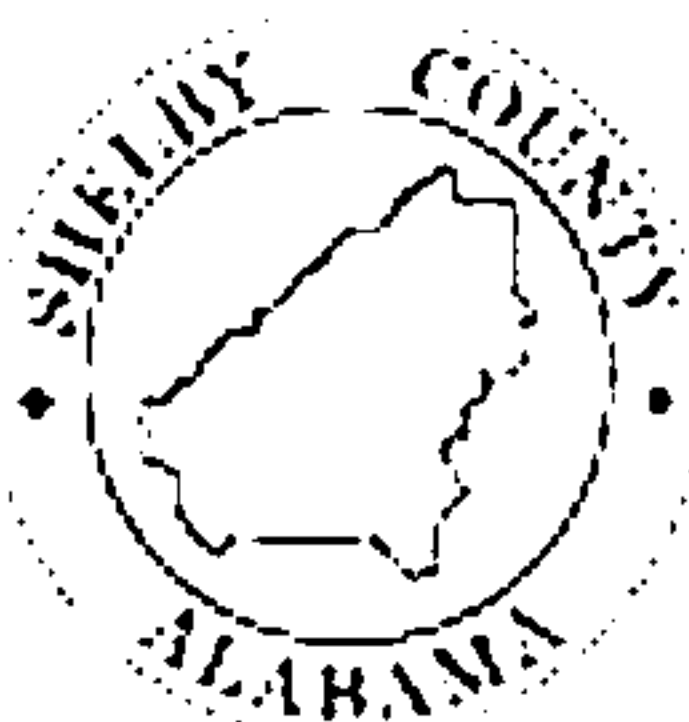
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7-2-19 Print Skyler Murphy

Unattested (verified by) Sign [Signature] (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  
 07/02/2019 03:01:35 PM  
 \$26.50 CHERRY  
 20190702000237690

*Allie S. Bayl*