

Send tax notice to:  
Paxton Mckeown Johanson & Cassandra Johanson  
288 Kensington Lane  
Alabaster, AL 35007  
PEL1900310

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy Two Thousand Five Hundred and 00/100 Dollars (\$472,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Willie B Cabbil and Gwendolyn M. Cabbil, Husband and Wife, whose mailing address is:**

235 Bryson Lake Circle Douglasville, GA 30134 (hereinafter referred to as "Grantors"), by **Paxton Mckeown Johanson and Cassandra Johanson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23 according to the Survey of Sterling Gate, Sector 3, Phase 2, as recorded in Map Book 29, Page 84, 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.

MINING AND MINERAL RIGHTS EXCEPTED.

\$458,325.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

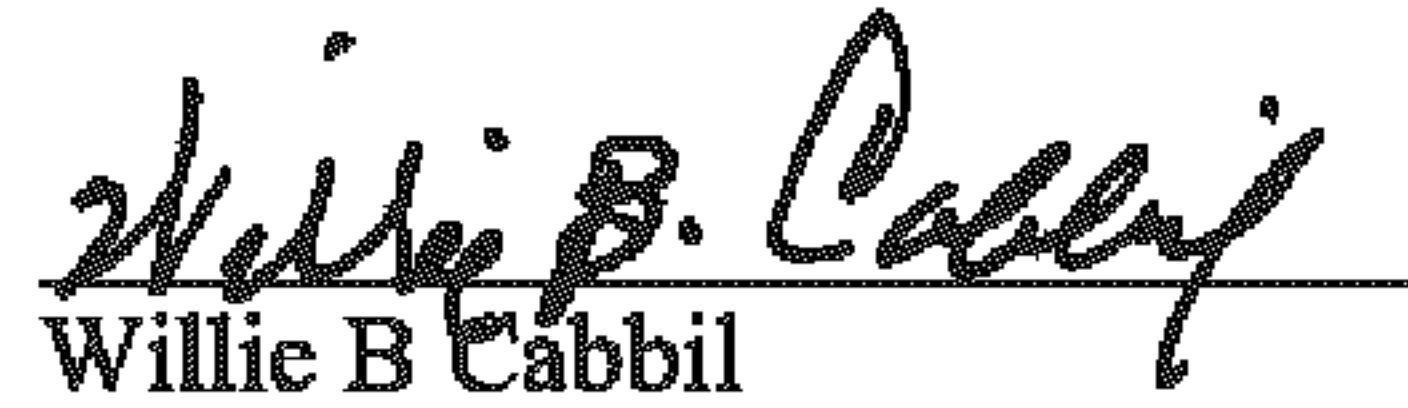
Willie B. Cabbil is the surviving Grantee in that certain deed recorded in Instrument No 20040929000538260 in the Probate Office of Shelby County, Alabama; the other Grantee, Geraldine Cabbil having died on or about the 5th day of June, 2010.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their 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 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, Grantors Willie B Cabbil and Gwendolyn M. Cabbil have hereunto set their signatures and seals on July 31, 2019.

  
Willie B Cabbil

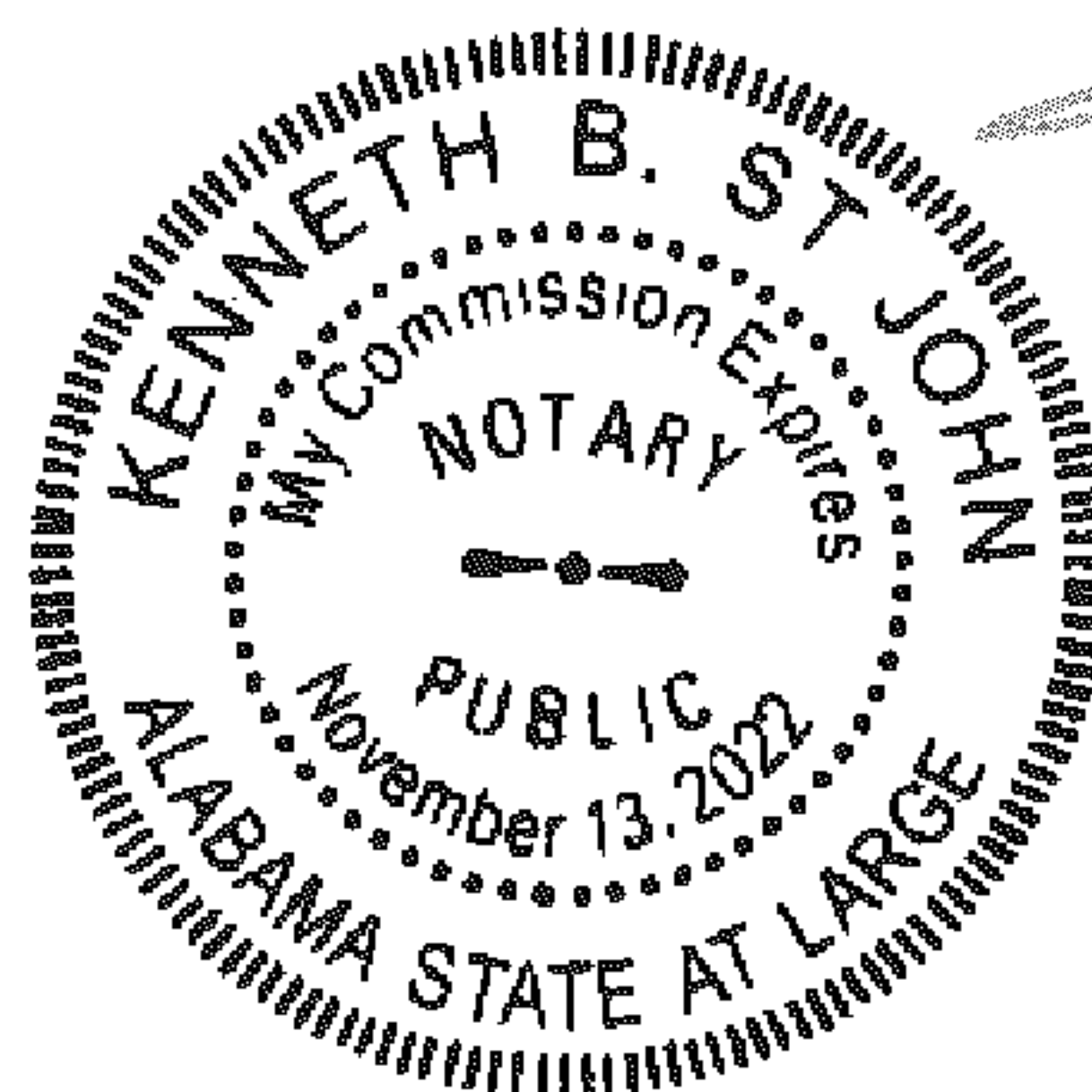
  
Gwendolyn M. Cabbil

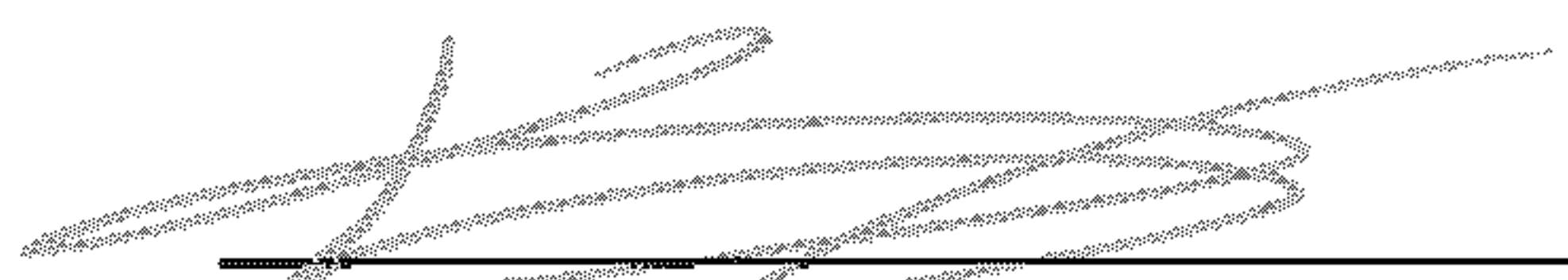
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie B Cabbil and Gwendolyn M. Cabbil, Husband and Wife, 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 31<sup>st</sup> day of July, 2019.

(NOTARIAL SEAL)



  
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>Willie B Cabbil</u>	Grantee's Name	<u>Paxton Mckeown Johanson</u>
	<u>Gwendolyn M Cabbil</u>		<u>Cassandra Johanson</u>
Mailing Address	<u>235 Bryson Lake Circle</u>	Mailing Address	<u>288 Kensington Lane</u>
	<u>Douglasville GA 30134</u>		<u>Alabaster AL 35007</u>
Property Address	<u>288 Kensington Lane</u>	Date of Sale	<u>7/31/2019</u>
	<u>Alabaster AL 35007</u>	Total Purchase Price	<u>\$ 472,500</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 8-1-19Print Skyler Murphy☐ UnattestedSign 

(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  
 08/01/2019 01:40:12 PM  
 \$35.50 CHARITY  
 20190801000277030

*Allen S. Bayl*