

This Instrument was Prepared by:

Send Tax Notice To: Staci Ellis

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

179 Ashton Woods Dr
Chelsea AL 35043

File No.: MV-19-25706

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Nineteen Thousand Five Hundred Dollars and No Cents (\$219,500.00)**, 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, **Hunter Johnston and Savannah Johnston**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Staci Ellis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 3, according to the Survey of Ashton Woods, Phase Two, as recorded in Map Book 27, Page 97, and revised in Map Book 29, Page 92, in the Probate Office of Shelby County, Alabama.

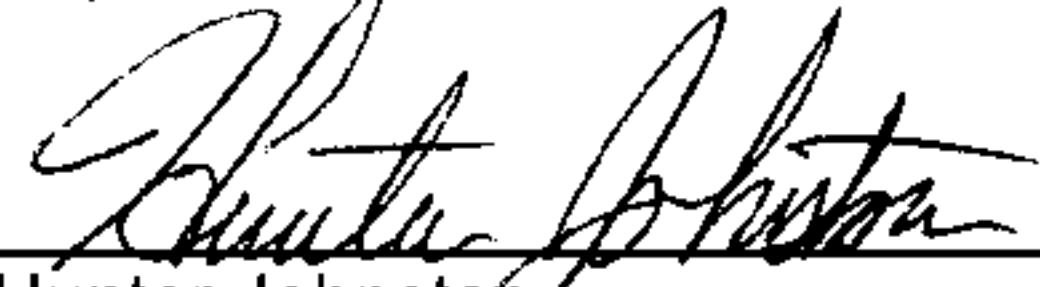
Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$212,915.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

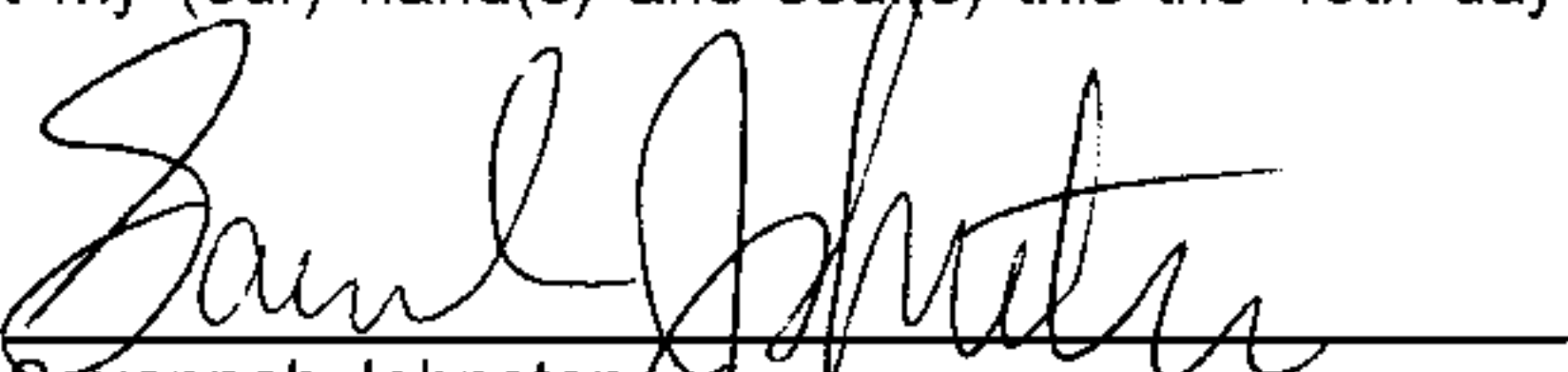
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 10th day of September, 2019.



Hunter Johnston



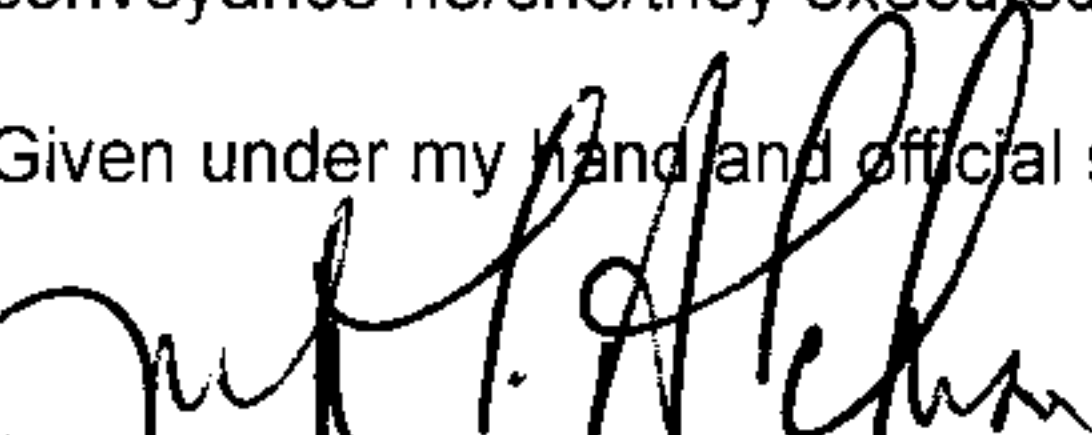
Savannah Johnston

State of Alabama

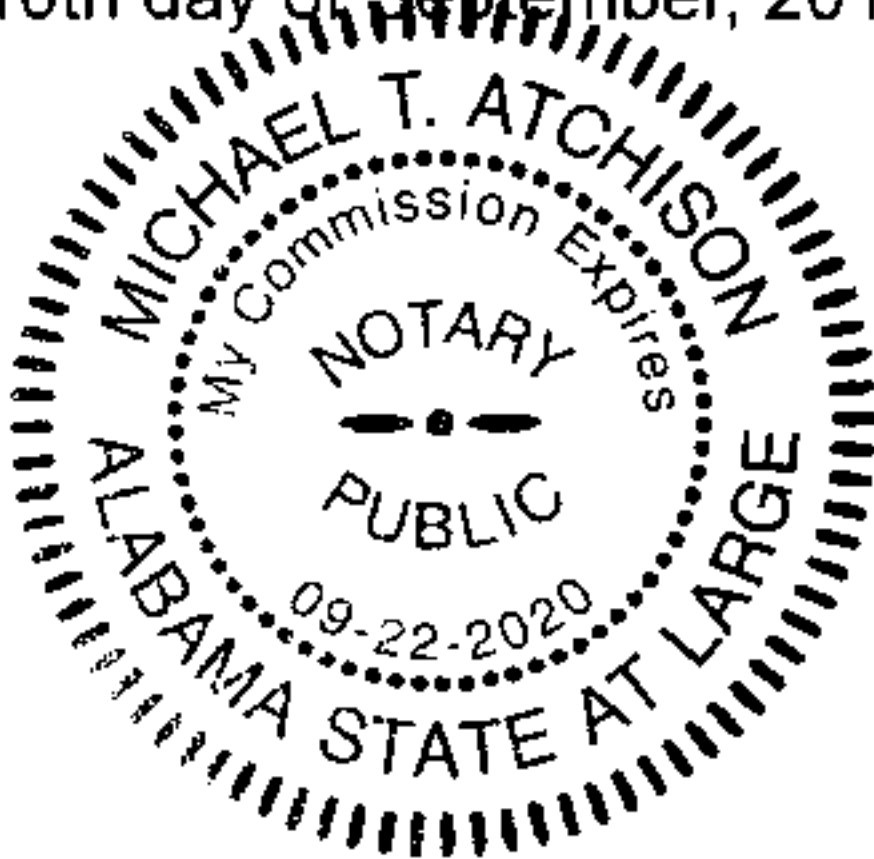
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Hunter Johnston and Savannah Johnston, 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 10th day of September, 2019.



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



Shelby County, AL 09/11/2019
State of Alabama
Deed Tax: \$7.00


20190911000333870 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
09/11/2019 01:47:22 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Hunter Johnston Savannah Johnston	Grantee's Name	Staci Ellis
Mailing Address	<u>120 Fawn Meadows Lane</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>179 Ashton Woods Dr</u> <u>Chelsea AL 35043</u>
Property Address	<u>179 Ashton Woods Dr.</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>September 10, 2019</u>
		Total Purchase Price	<u>\$219,500.00</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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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).

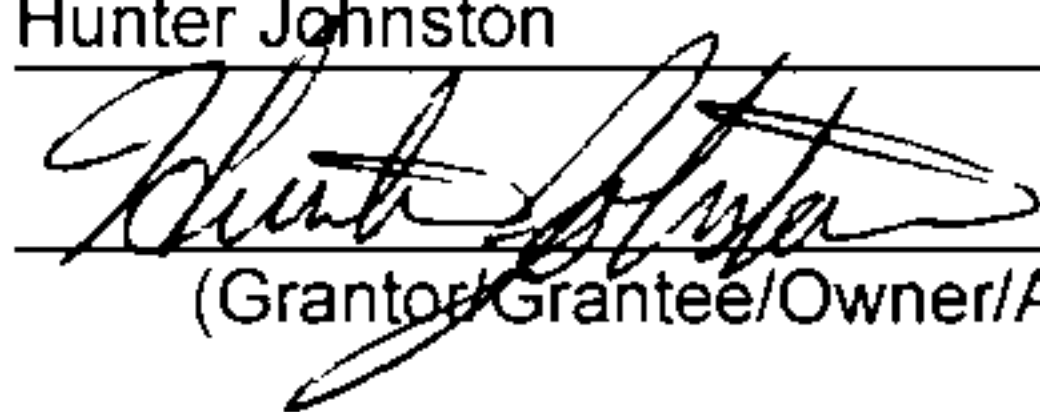
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 10, 2019

Unattested

(verified by)

Print Hunter Johnston

Sign 

(Grantor/Grantee/Owner/Agent) circle one



20190911000333870 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
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Form RT-1