

WARRANTY DEED



20200106000008640 1/2 \$234.50
Shelby Cnty Judge of Probate, AL
01/06/2020 03:48:40 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Ten Thousand and 00/100 (\$410,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we MADALINE JOHNSON, AN UNMARRIED INDIVIDUAL herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto STEPHEN HAROLD YOUNG and CATHERINE VERA YOUNG, referred to as Grantee(s), 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, State of Alabama, to wit:

LOT 12, ACCORDING TO THE SURVEY OF BROOKSTONE, AS RECORDED IN MAP BOOK 4, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 200,787.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

MADALINE JOHNSON IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN DEED VOLUME 250, PAGE 129; THE OTHER GRANTEE, MAURICE G. JOHNSON, HAVING DIED ON OR ABOUT MARCH 5, 1991. THE PROPERTY BEING CONVEYED IS ONE AND THE SAME AS THAT CONVEYED IN DEED VOLUME 250, PAGE 129.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 26th day of November, 2019.

Madaline Johnson
MADALINE JOHNSON

BY Laura J. Burke
LAURA J. BURKE, ATTORNEY-IN-FACT

Attorney-in-Fact

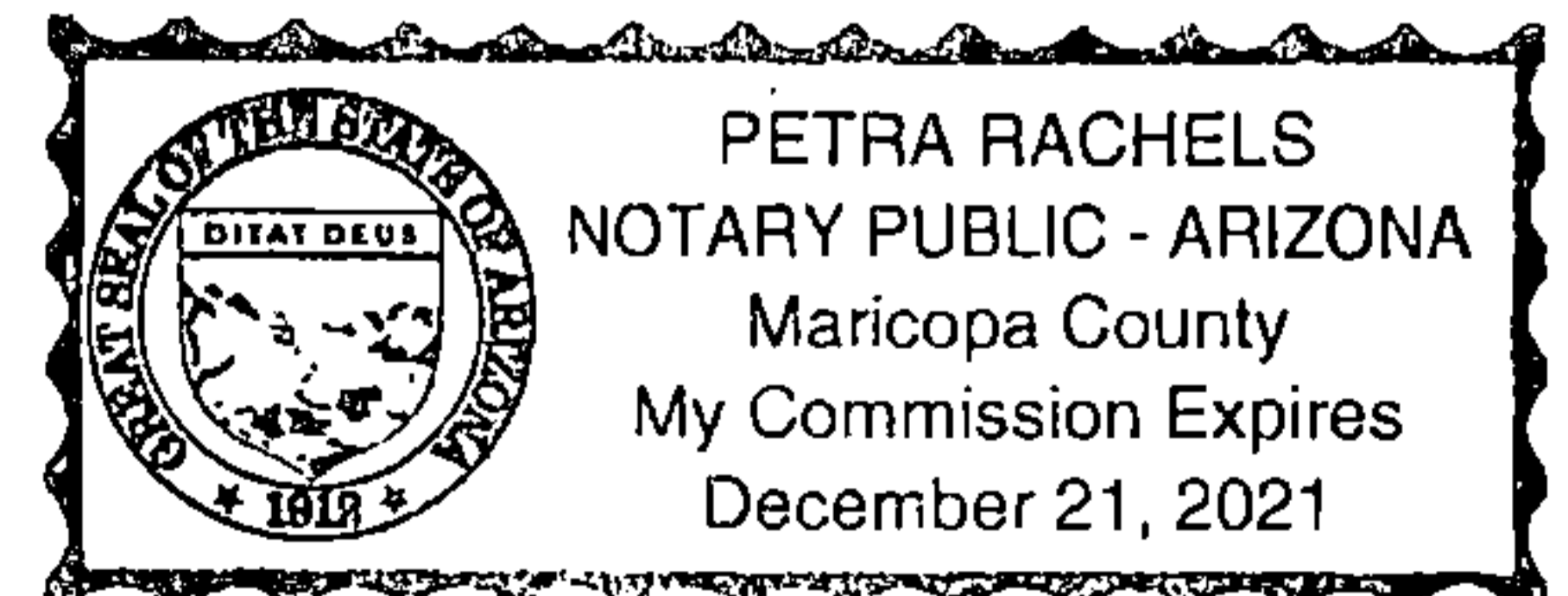
STATE OF ALABAMA Arizona
~~JEFFERSON COUNTY~~ Maricopa

I, the undersigned, a Notary Public in and for said County and State hereby certify that MADALINE JOHNSON by LAURA J. BURKE, ATTORNEY-IN-FACT 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, in his/her capacity as Attorney-in-fact for MADALINE JOHNSON and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 26th day of November, 2019.

My Commission Exp: 12-21-21

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
STEPHEN HAROLD YOUNG and CATHERINE VERA YOUNG
680 VALLEY VIEW ROAD
INDIAN SPRINGS, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address:

MADALINE JOHNSON
9989 E. Carol Ave
Scottsdale, AZ 85258

Grantee's Name
Mailing Address:

STEPHEN HAROLD YOUNG
680 VALLEY VIEW ROAD
INDIAN SPRINGS, AL 35124

Property Address

680 VALLEY VIEW ROAD
INDIAN SPRINGS, AL 35124

Date of Sale

November 26, 2019

Total Purchaser Price

\$410000.00

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)

☐

Bill of Sale

☐

Sales Contract

☒

Closing Statement

☐

Appraisal

☐

Other

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.

Shelby County, AL 01/06/2020
State of Alabama
Deed Tax: \$209.50

Date of Sale – the date of 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.

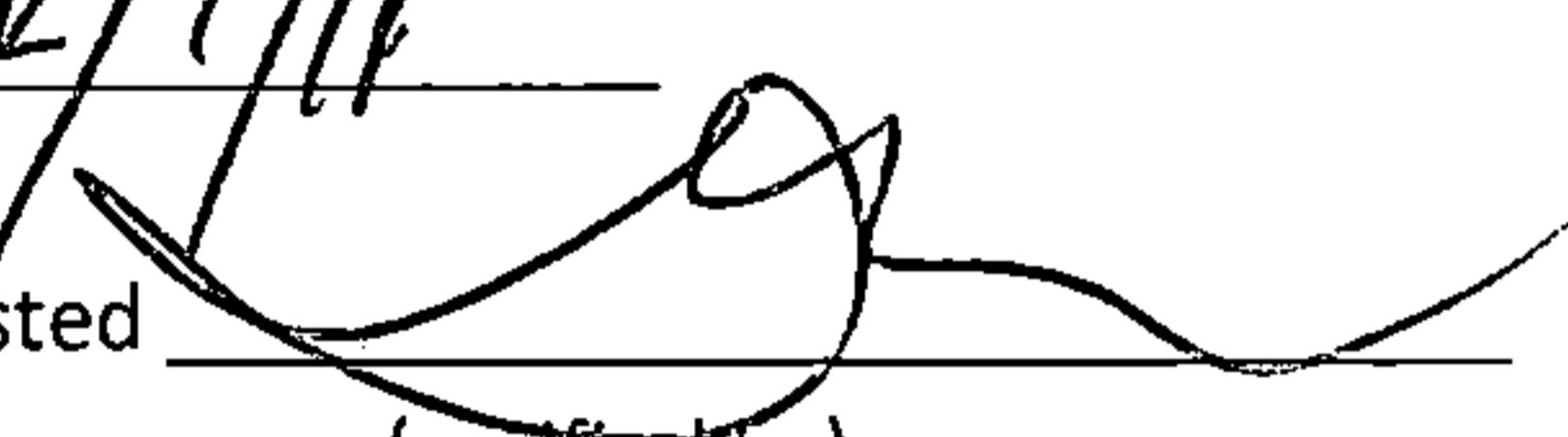
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 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 Sec. 40-22-1 (h).

Date

12/9/19

Unattested

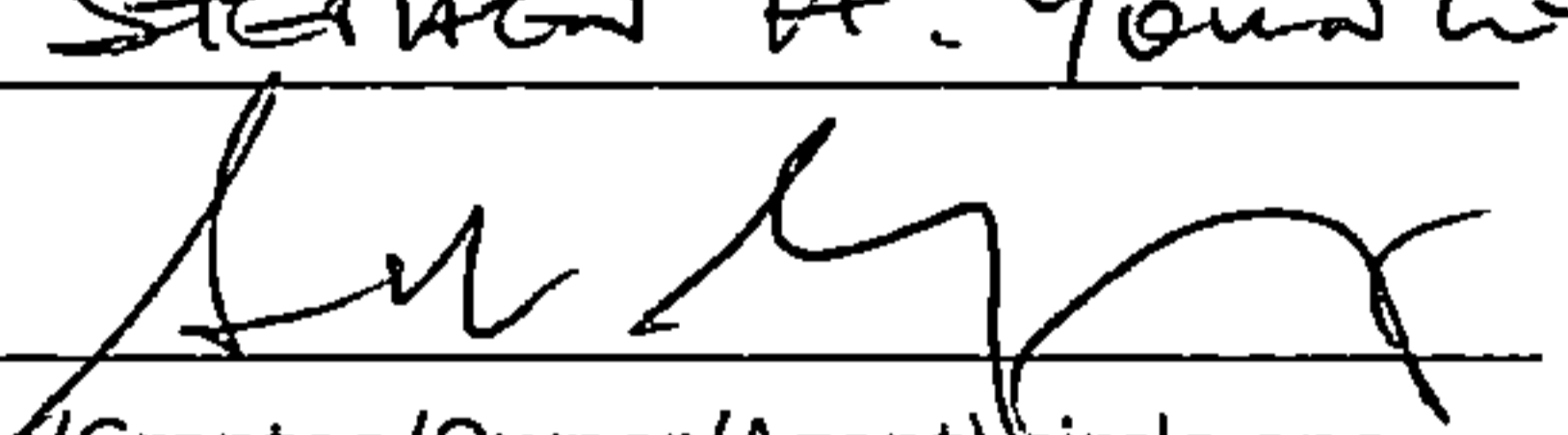


(verified by)

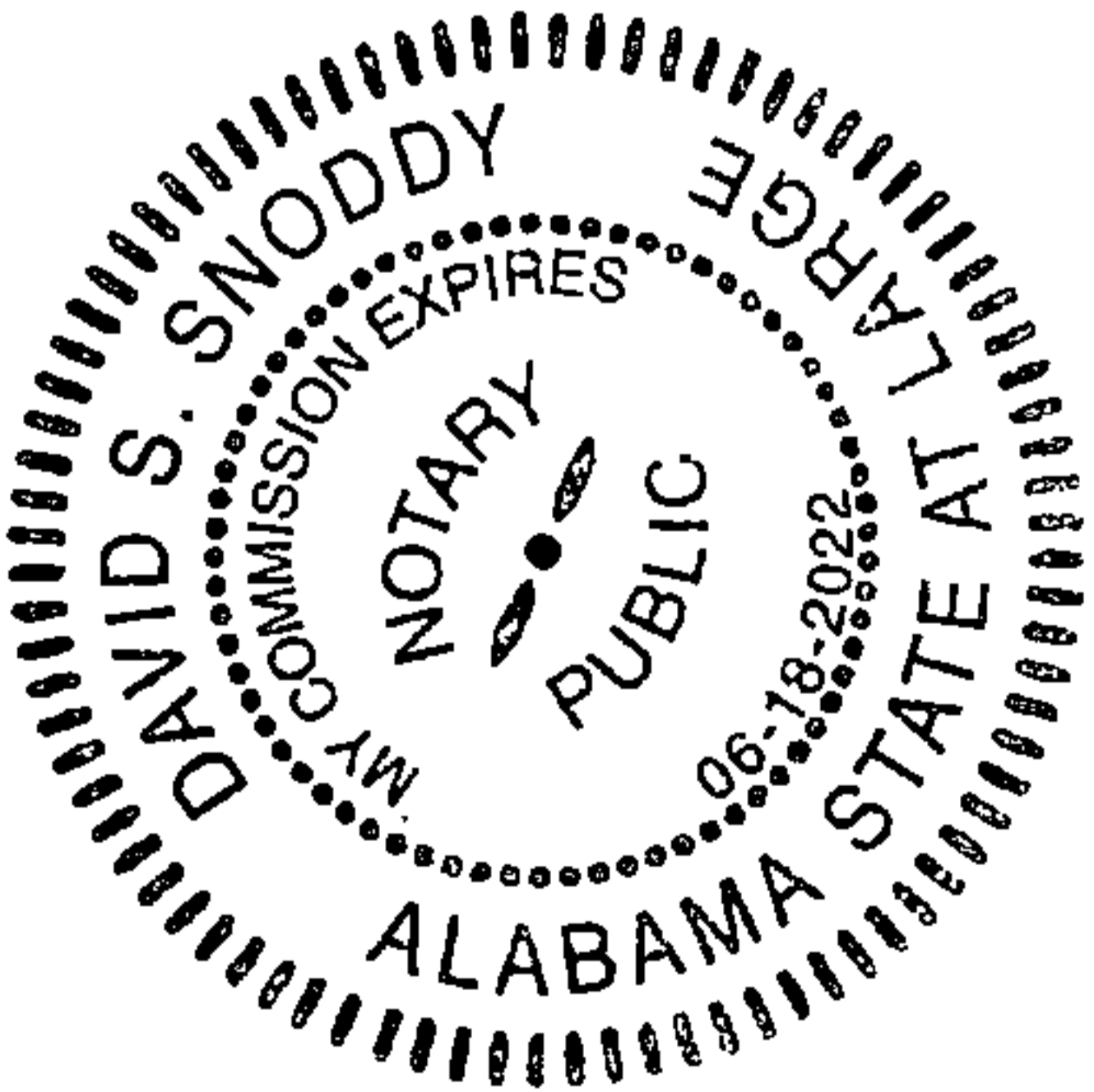
Print


STEPHEN A. YOUNG

Sign



(Grantor/Grantee/Owner/Agent) circle one





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