

20200420000152630  
04/20/2020 10:29:54 AM  
DEEDS 1/4

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**David & Denise Worthen**  
809 Ballantrae Pkwy  
Pelham AL 35124

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Four Hundred Twenty-Five Thousand Dollars and NO/100 (\$425,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Frank Johnson, a single man, and Julie McLeod, a single woman**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **David S. Worthen and Denise B. Worthen** (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

**Lot 202, according to the Final Plat of Lochinvar of Ballantrae, as recorded in Map Book 32, Page 10, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 403,750 of the above consideration was secured by and through the purchase money mortgage closed herewith.

To have and to hold to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

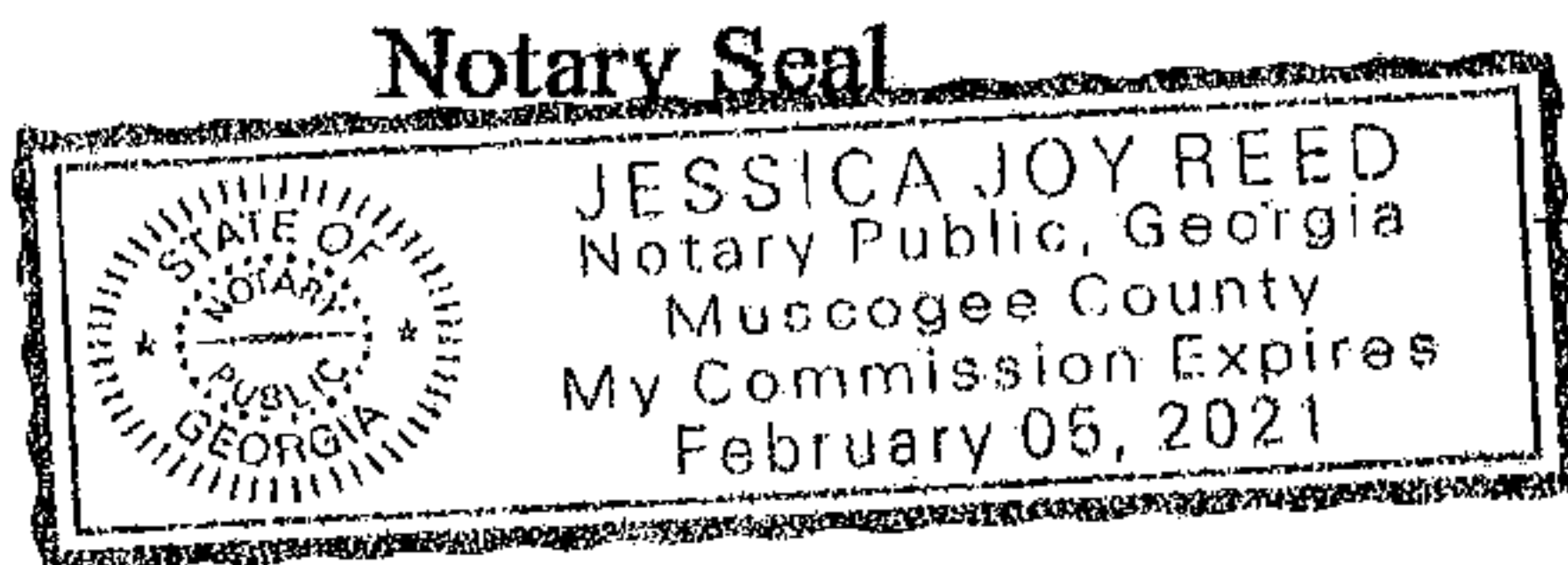
And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this  
16 day of Apr, 2020


Frank Johnson  
Frank Johnson  
STATE OF Georgia  
COUNTY OF Muscogee

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Frank Johnson** whose name is signed to the foregoing deed and who is known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, he/she executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of Apr, 2020



[Signature]  
Notary Public  
My commission expires: 02062021

  
Julie McLeod

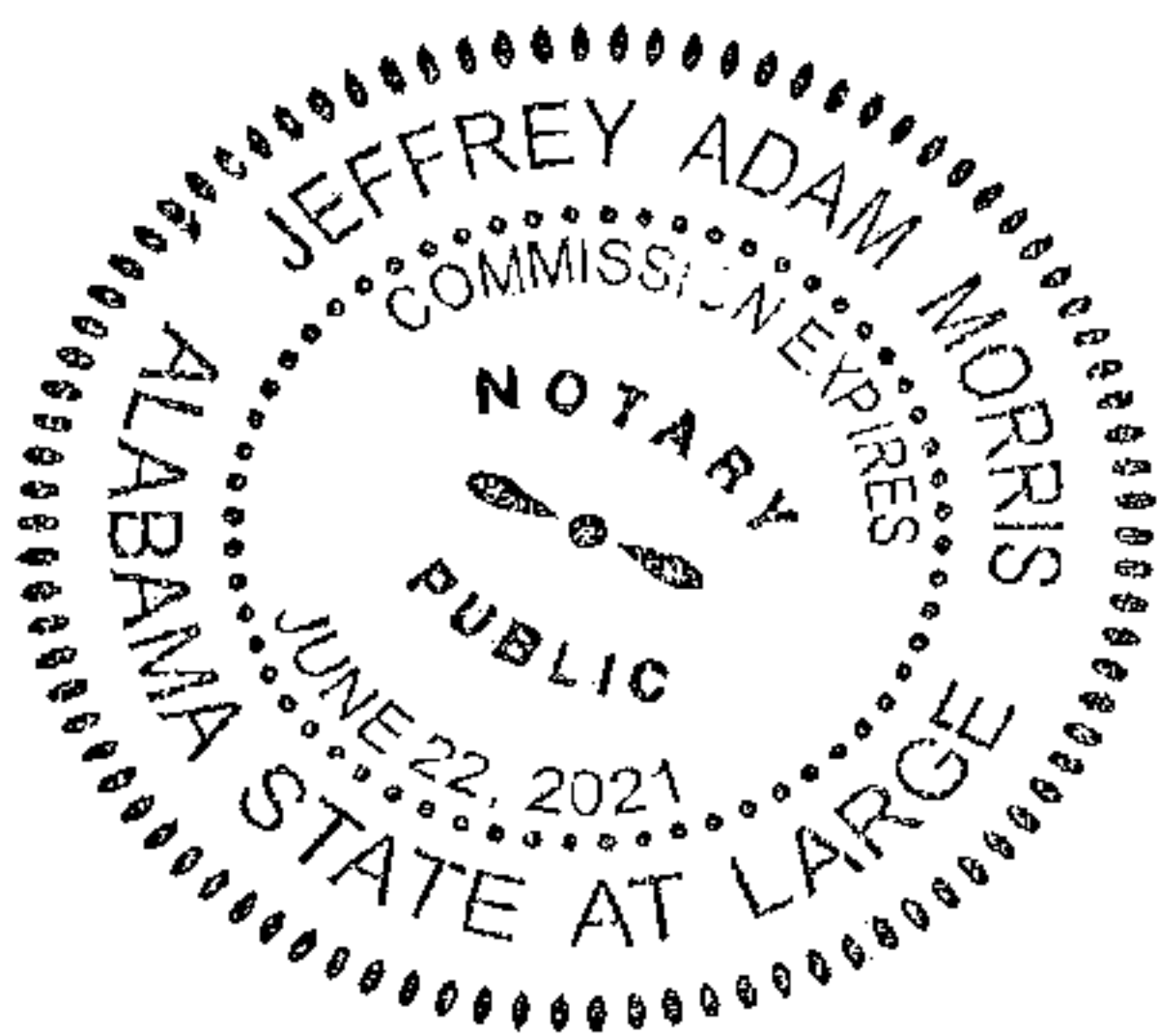
STATE OF Al  
COUNTY OF Jefferson

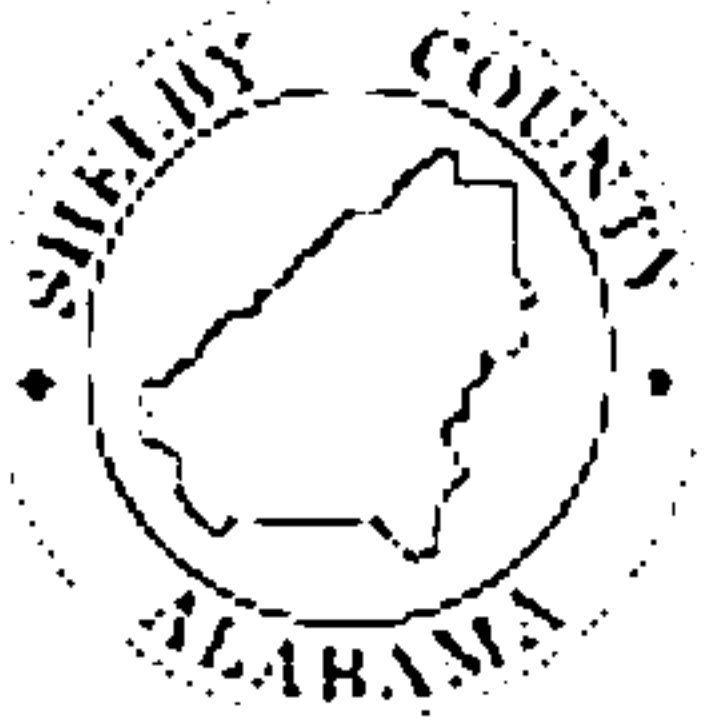
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Julie McLeod** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of April, 2020

Notary Seal

Notary Public  
My commission expires:





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/20/2020 10:29:54 AM  
\$52.50 MIST  
20200420000152630

20200420000152630 04/20/2020 10:29:54 AM DEEDS 4/4

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Debra K. Johnson Grantee's Name David + Denise Worther  
Mailing Address 806 Crowne Reserve Dr Hoover, AL 35244 Mailing Address 809 Ballantyne Pkwy Pelham, AL 35124  
Property Address 809 Ballantyne Pkwy Pelham, AL 35244 Date of Sale 4-17-2020  
Total Purchase Price \$ 425,000  
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 ☐ 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 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 4-17-2020

Print James J. Fe

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1