

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
P.O. Box 3549
Gulf Shores, Alabama 36547

Send Tax Notice To:
M & M Properties, LLC
P.O. Box 376
Shelby, Alabama 35143

GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Twenty Two Thousand Five Hundred and 00/100 Dollars (\$22,500.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Nancy Karol Johnson, a married woman and Karol Ann Johnson, a married woman** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **M & M Properties, LLC, an Alabama limited liability company** (hereinafter Grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A part of Lot 20, Block 1, according to the survey of Birmingham Junction, made by J. R. Bozeman, as recorded in Deed Book 14, Page 239 in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the SW comer of Lot 20, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239 in Office of Judge of Probate of Shelby County, Alabama, as established by Deed Book 276, Page 839 and Deed 323, Page 748, Shelby County, Alabama and run East along the North ROW line of Birmingham Street for a distance of 24.00 feet to the Point of Beginning; thence continue along last described course a distance of 88.43 feet; thence left 87 degrees 39 minutes and run Northerly for a distance of 175.00 feet; thence left 92 degrees 21 minutes and run Westerly for a distance of 88.43 feet; thence left 87 degrees 39 minutes and run Southerly for a distance of 175.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, also the following as recorded in the Office of the Judge of Probate for Baldwin County, Alabama:

1. Easements, restrictions, conditions, setback lines and all other matters as shown on recorded plat.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on the 27th day of January 2021.

Nancy Karol Johnson
Nancy Karol Johnson

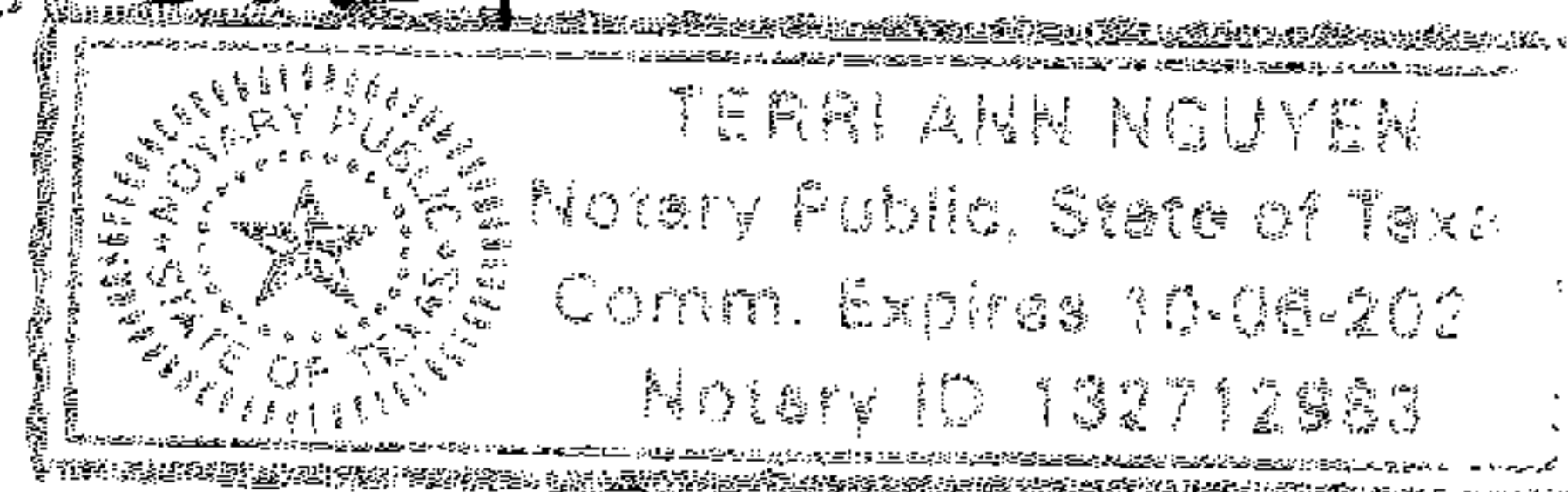
STATE OF Texas
Tarrant **COUNTY**

I, the undersigned, a notary public in and for said County in said State, hereby certify that Nancy Karol Johnson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 27th day of January 2021.


Notary Public

Commission Expires: 10-06-2024



[EXECUTION AND ACKNOWLEDGEMENT CONTINUES ON NEXT PAGE]

Karol Ann Johnson By: Nancy Karol Johnson
Karol Ann Johnson
By: Nancy Karol Johnson, Her Attorney-in-Fact

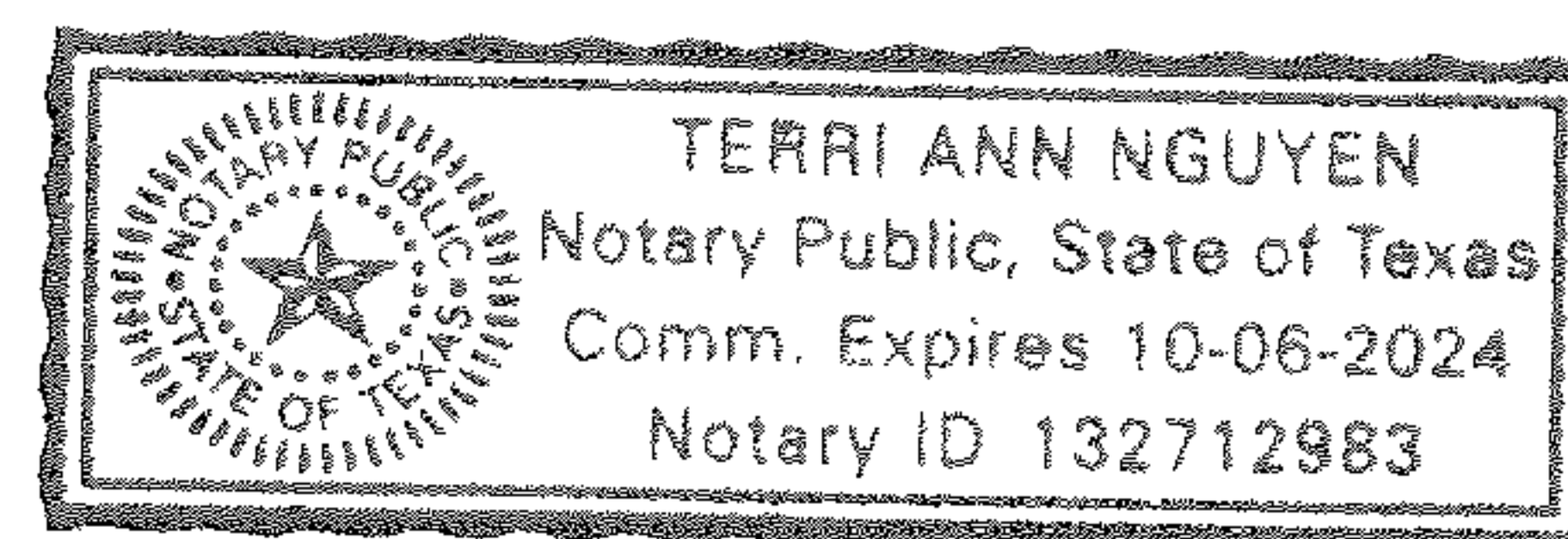
STATE OF Texas
Tarrant COUNTY

I, the undersigned, a notary public in and for said County in said State, hereby certify that Karol Ann Johnson, by Nancy Karol Johnson as Attorney-in-Fact, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 27th day of January 2021.


Notary Public

Commission Expires: 10-06-2024





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2021 01:54:28 PM
\$53.50 MIST
20210201000052140

20210201000052140 02/01/2021 01:54:28 PM 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	Nancy Karol Johnson Karol Ann Johnson	Grantee's Name	M & M Properties, LLC, an Alabama limited liability company
Mailing Address	1408 Mesa Crest Dr. Haslet, TX 76052	Mailing Address	P.O. Box 376 Shelby, AL 35143
Property Address	345 Birmingham St. Montevallo, AL 35115	Date of Sale	January 29, 2021
		Total Purchase Price	\$22,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 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	January 25, 2021	Print	Nancy Karol Johnson
<input checked="" type="checkbox"/> Unattested	<i>Nancy Karol Johnson</i> (verified by)	Sign	<i>Nancy Karol Johnson</i> (Grantor/Grantee/Owner/Agent) circle one