

This Instrument was Prepared by:

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

Send Tax Notice To: Dorothy T. Johnson
Sherry T Hooper
Walter L. Johnson

303 Pitts Drive, Columbiana, AL
35051

File No.: MV-20-26838

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, 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, **James A. Harmon and Loren C. Harmon**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dorothy T. Johnson, Sherry T Hooper, and Walter L. Johnson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

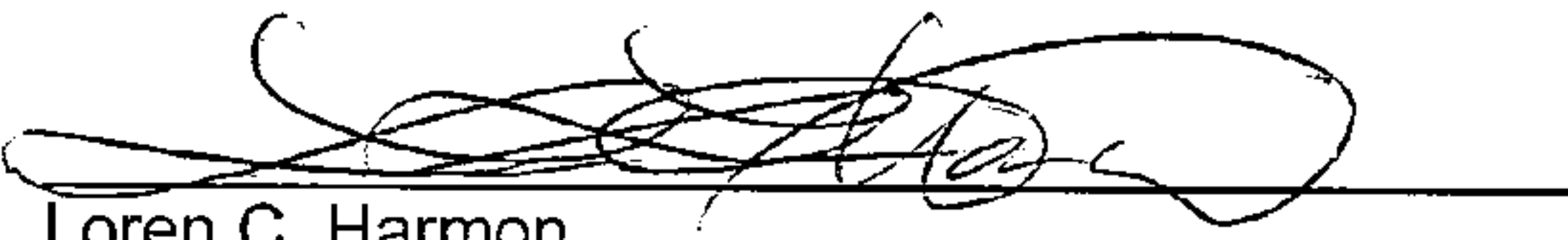
\$215,710.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives 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 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 2nd day of February, 2021.


James A. Harmon

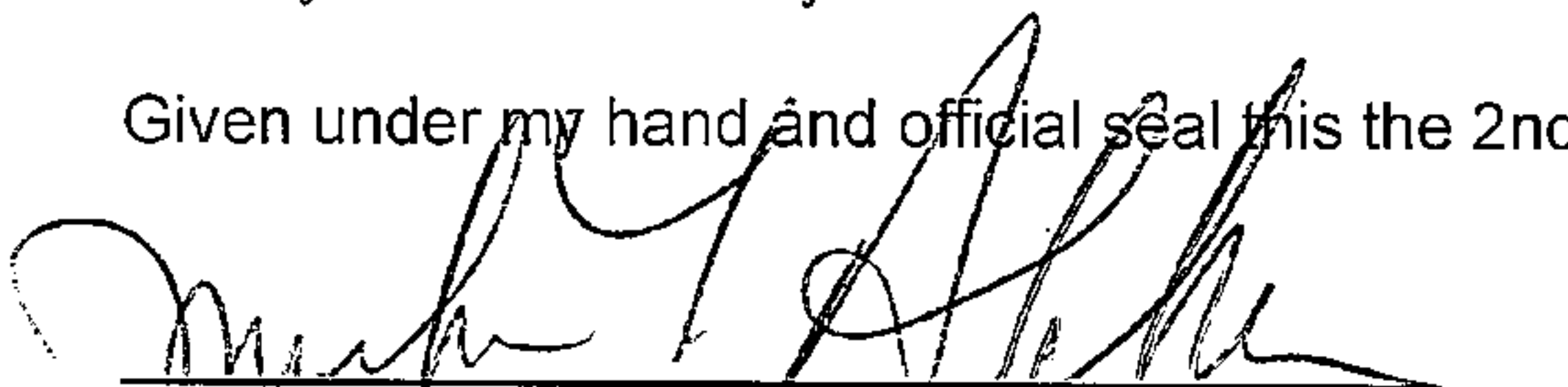

Loren C. Harmon

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 James A. Harmon and Loren C. Harmon, 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 2nd day of February, 2021.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

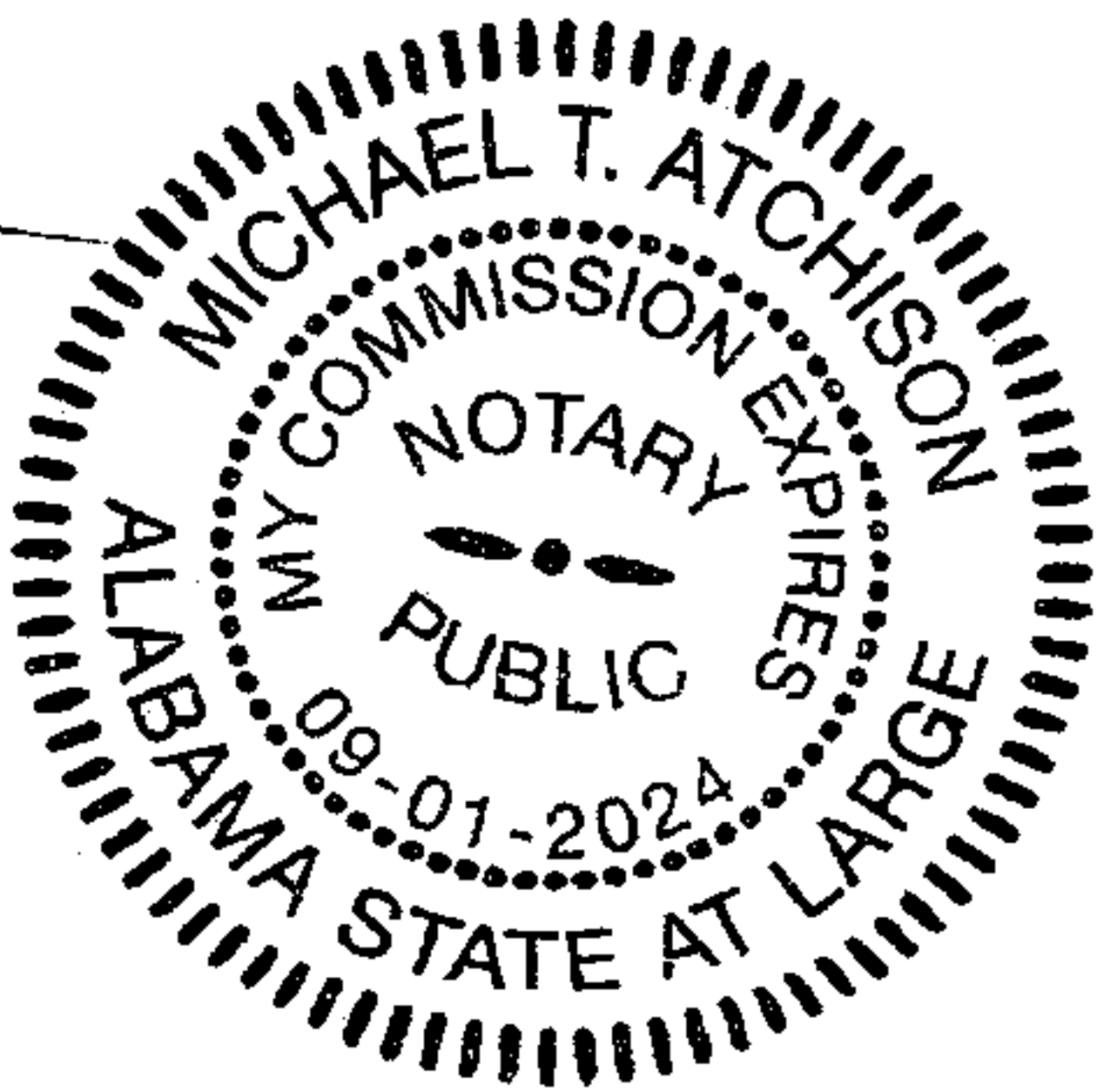


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed South 89 degrees 03 minutes 30 seconds West (MB) along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed South 11 degrees 14 minutes 30 seconds East (MB) along the said West right of way line of Washington Street, a distance of 827.98 feet to the point of intersection of the West right of way line of Washington Street and the South right of way line of Pitts Drive; thence turn an angle of 100 degrees 18 minutes to the right and proceed along the said South right of way line of Pitts Drive for a distance of 316.51 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 125.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed along the south right of way line of Pitts Drive for a distance of 125.00 feet to the point of beginning. Said lot is lying in the NE 1/4 of SW 1/4 Section 25, Township 21 South, Range 1 West in the City of Columbiana, Alabama.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	James A. Harmon Loren C. Harmon	Grantee's Name	Dorothy T. Johnson Sherry T Hooper Walter L. Johnson
Mailing Address	3425 Pelham Pkwy Pelham, AL 35124	Mailing Address	303 Pitts Dr Columbiana, AL 35051
Property Address	303 Pitts Dr. Columbiana, AL 35051	Date of Sale	February 02, 2021
		Total Purchase Price	\$220,000.00
		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	Appraisal
xx 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.

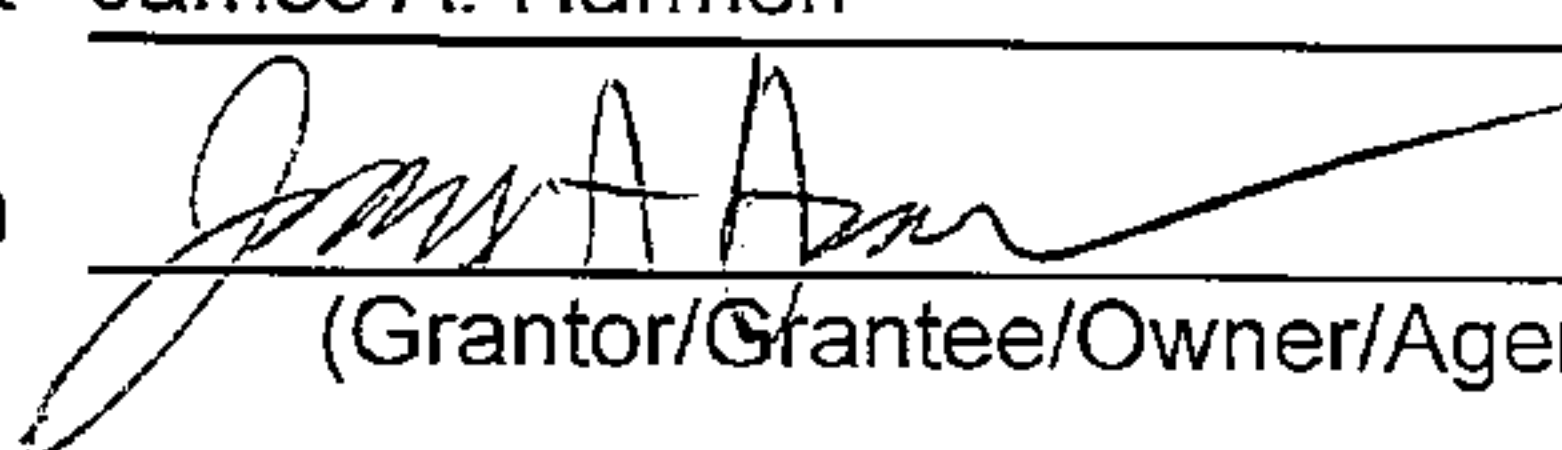
Date of Sale - the date on which interest to the property was conveyed.

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.

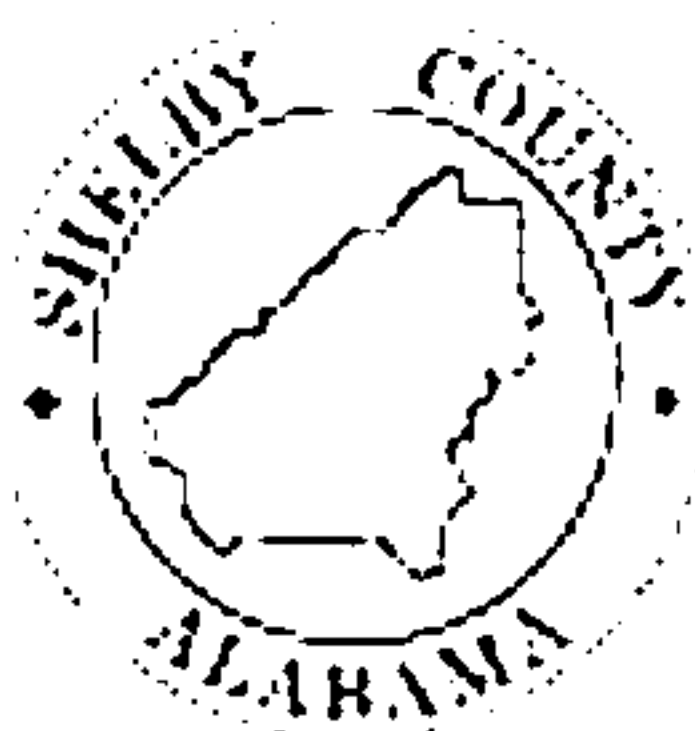
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	February 01, 2021	Print	James A. Harmon
Unattested	(verified by)	Sign	
			(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
02/03/2021 12:51:45 PM
\$33.50 JESSICA
20210203000057390

Allen S. Bayl