

THIS INSTRUMENT PREPARED BY:  
HILL, GOSSETT, KEMP & HUFFORD, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:  
Brad Steven Johnston  
2216 Highway 50  
Vandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seven Thousand Five Hundred and No/100 Dollars (\$207,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Joseph Stange, an unmarried man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Brad Steven Johnston (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Exhibit "A" attached hereto and made a part hereof.

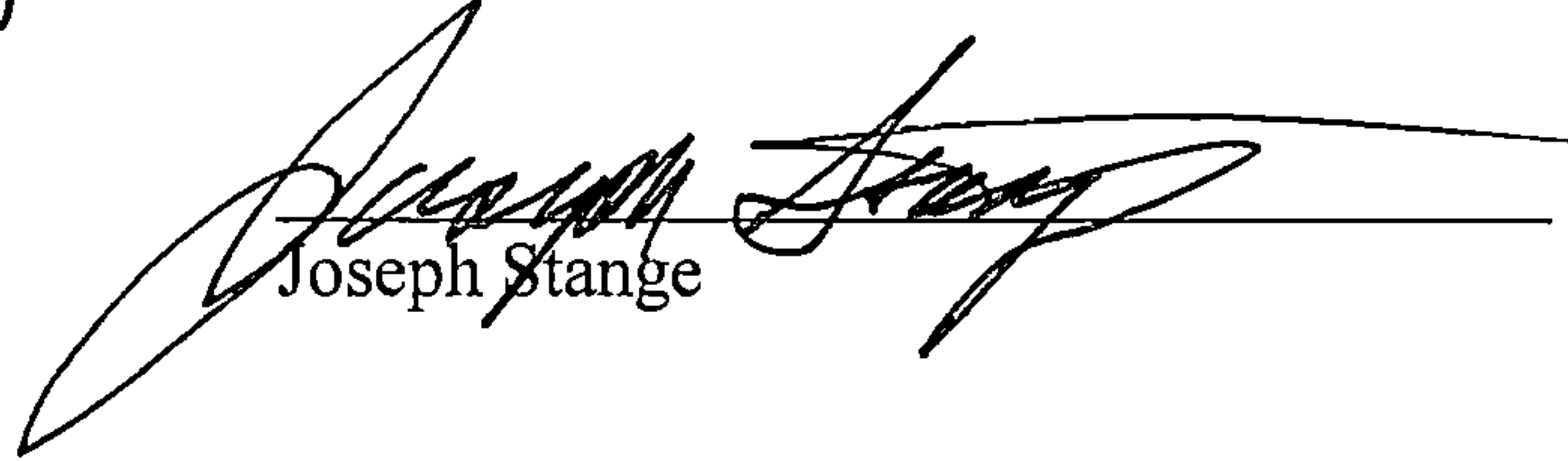
Subject To:

1. Covenant regarding onsite sewerage disposal system as recorded in Instrument 20070629000306160, in the Probate Office of Shelby County, Alabama.
2. Less and except any portion of subject property lying within a public/private road right of way.
3. Rights of ingress and egress by adjacent property owners across a portion of Parcel II All recorded in the Probate Office of Shelby County, Alabama.

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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of February, 2021.

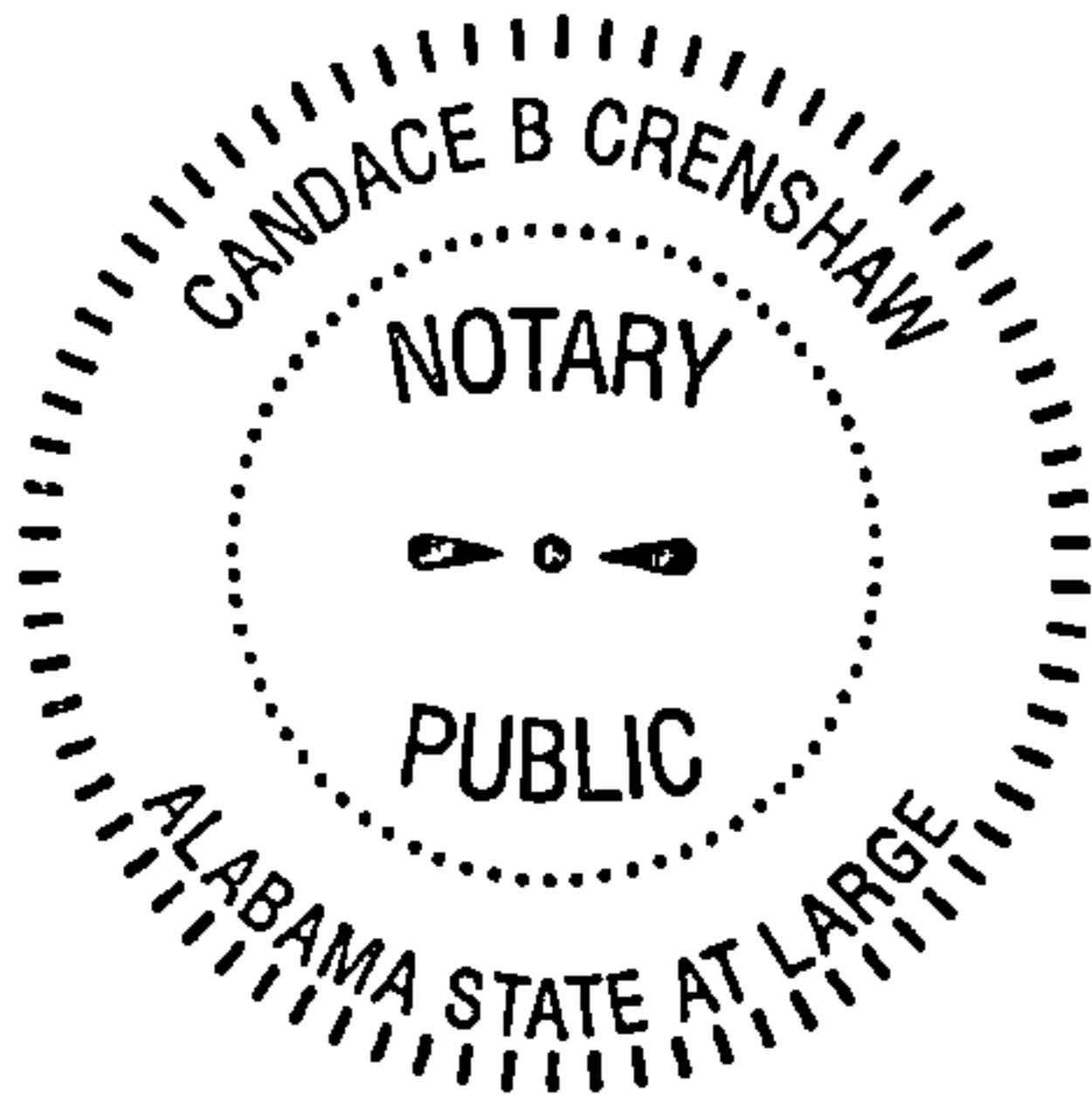
  
Joseph Stange

STATE OF ALABAMA  
ST. CLAIR COUNTY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joseph Stange, whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, 2021.

  
Notary Public



My Commission Expires: 10/05/2024

  
20210226000097950 2/4 \$238.50  
Shelby Cnty Judge of Probate, AL  
02/26/2021 01:07:14 PM FILED/CERT

## EXHIBIT A

The Land is described as follows:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR IN A ROCK PILE MARKING THE NE CORNER OF THE NE 1/4- NW 1/4 IN SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, THENCE S01°02'49"W 1326.69' ALONG THE EAST LINE OF SAID FORTY TO AN AXLE ON THE WESTERLY R/W OF SHELBY COUNTY ROAD #50 (60' R/W) , SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES; THENCE S01°25'18"E 105.08' TO A 1/2" REBAR (CAP DESTROYED), THENCE S00°46'03"E 99.80' TO A 3/8" REBAR, THENCE S00°49'14"E 293.18' TO A 1/2" REBAR, THENCE LEAVING SAID R/W S89°15'11"W 251.52' TO A 1/2" REBAR (CAP DESTROYED), THENCE N12°54'56"W 256.73' TO A 1/2" REBAR (CAP DESTROYED), THENCE S76°58'10"W 119.67' TO A 1/2" REBAR CAPPED (PARKS), THENCE S43°22'56"W 100.06' TO A 1/2" REBAR CAPPED (PARKS), THENCE ALONG A CURVE WITH A RADIUS OF 49.37' AND A CHORD BEARING AND DISTANCE OF N86°39'18"W 75.58' TO A 1/2" REBAR CAPPED (PARKS), THENCE N22°07'30"W 27.53' TO A 1/2" REBAR CAPPED (PARKS), THENCE N89°59'37"W 116.06' TO A 1" PIPE, THENCE N01°38'59"E 327.19' TO A 1/2" REBAR, THENCE S89°28'25"E 678.54' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO A 25' EASEMENTS DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR IN A ROCK PILE MARKING THE NE CORNER OF THE NE 1/4- NW 1/4 IN SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, THENCE S01°02'49"W 1326.69' ALONG THE EAST LINE OF SAID FORTY TO AN AXLE ON THE WESTERLY R/W OF SHELBY COUNTY ROAD #50 (60' R/W), THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES; THENCE S01°25'18"E 105.08' TO A 1/2" REBAR (CAP DESTROYED), THENCE S00°46'03"E 99.80' TO A 3/8" REBAR, THENCE S00°49'14"E 293.18' TO A 1/2" REBAR, SAID POINT BEING THE POINT OF BEGINNING OF SAID EASEMENT BEING 25.00' NORTH OF THE FOLLOWING DESCRIBED LINE; THENCE LEAVING SAID R/W S89.15'11"W 251.52' TO A 1/2' REBAR (CAP DESTROYED) AND THE END OF SAID EASEMENT.



20210226000097950 3/4 \$238.50  
Shelby Cnty Judge of Probate, AL  
02/26/2021 01:07:14 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 JOSEPH STANGE  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name BRAD STEVEN JOHNSTON  
Mailing Address 2216 HIGHWAY 50  
VANDIVER, AL 35176  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 2216 HIGHWAY 50  
VANDIVER, AL 35176  
\_\_\_\_\_  
\_\_\_\_\_

Shelby County, AL 02/26/2021  
State of Alabama  
Deed Tax: \$207.50

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

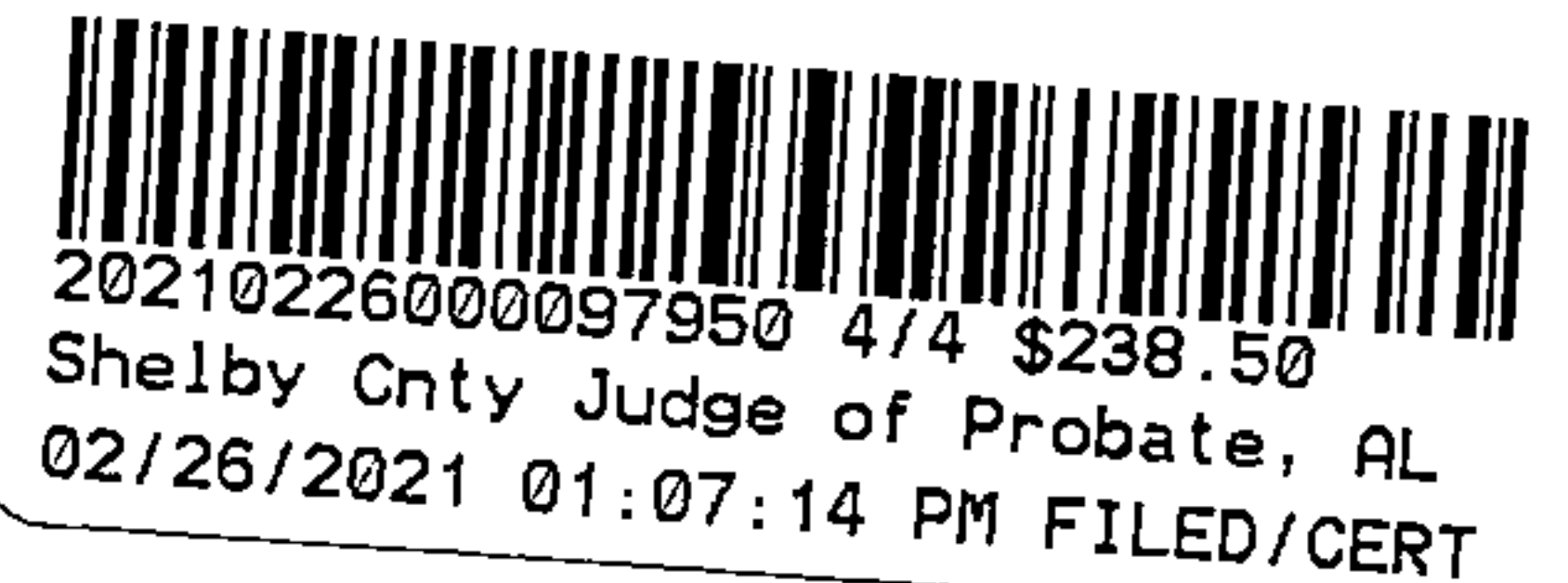
or  
Actual Value \$ \_\_\_\_\_

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.

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 2/18/2021

Print JOSEPH STANGE

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one