

20210305000110330
03/05/2021 08:52:32 AM
DEEDS 1/4

Prepared by:
SoFi Lending Corp
C/O Angelina Whittington
401 E Corporate Drive., Ste 150
Lewisville, TX 75057

Return back to:
First American
4795 Regent Blvd., FL 1 & 2
Irving, TX 75063

STATE OF ALABAMA
SHELBY COUNTY

Consideration \$165,475.00

After Recording Return To &

Mail tax statements to:

David M. Johnson and Krista L. Johnson
1126 Lake Forest Cir
Birmingham, AL 35244

Order #: 90109930LA

Ref#: 5300656963

WARRANTY DEED

Know all men by these presents: That for and in consideration of ZERO and 00/100 Dollars (\$0.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that DAVID M. JOHNSON a married man herein joined by his spouse KRISTA L. JOHNSON, whose post office address is 1126 Lake Forest Cir, Birmingham, AL 35244, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto DAVID M. JOHNSON and KRISTA L. JOHNSON, husband and wife, whose post office address is 1126 Lake Forest Cir, Birmingham, AL 35244, (herein referred to as Grantees), the following lot or parcel of land, situated Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel Number: 11-7-26-0-002-047-000

Property Address: 1126 Lake Forest Cir, Birmingham, AL 35244

And Grantors do for Grantors and for Grantors' executors, and administrators covenant with the said GRANTEES, Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantors are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell, that the executors and administrators shall warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 18th day of December, 2020.

Witnesses:

Witness

Print Name

Witness

Print Name

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID M. JOHNSON and KRISTA L. 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand this 18th day of December, 2020.

Frankie Sports

Notary Public

My commission expires: 10/25/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

Exhibit "A"

Real property in the City of **BIRMINGHAM**, County of **SHELBY**, State of **Alabama**, described as follows:

LOT 286, ACCORDING TO THE SURVEY OF NINTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGES 46A & 46B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO DAVID M. JOHNSON FROM SUSAN DEGUTIS DAVIS [AKA SUSAN DEUTIS DAVIS] AND SPOUSE, FREDERICK LEE DAVIS, IV, BY DEED DATED AUGUST 01, 2014 AND RECORDED AUGUST 06, 2014 AS INSTRUMENT NO. 20140806000243310 OF OFFICIAL RECORDS.

Being all of that certain property conveyed to DAVID M. JOHNSON from , by deed dated and recorded of official records.

Commonly known as: 1126 LAKE FOREST CIR, BIRMINGHAM, AL 35244

APN #: **11-7-26-0-002-047-000**

Real Estate Sales Validation Form

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

Grantor's Name David M. Johnson and
 Mailing Address Krista L. Johnson
1126 LAKE FOREST CIR
BIRMINGHAM, AL 35244

Grantee's Name David M. Johnson and
 Mailing Address Krista L. Johnson
1126 LAKE FOREST CIR
BIRMINGHAM, AL 35244

Property Address 1126 LAKE FOREST CIR
BIRMINGHAM, AL 35244

Date of Sale December 18, 2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 1/2 = 165,475.00

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 12/18/2020

Print David M. Johnson

____ Unattested

Sign

David M. Johnson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2021 08:52:32 AM
 \$196.50 MIST
 20210305000110330



Form RT-1

Allen S. Bayl