

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Joseph Courtney Johnston

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN AND NO/100-----DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantor, **Emerald Parc, LLC, an Alabama Limited Liability Company**, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **Joseph Courtney Johnston**, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, described as follows:

Lots 39A and 40A, according to a Resurvey of Lots 38 through 40, Emerald Parc, Phase III, as recorded in Map Book 35, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 2021 and subsequent years, easements, restrictions, rights of way and permits of record.

ALSO SUBJECT TO:

1. Set back lines and easements as shown on recorded map.
2. Restrictions as recorded in Inst. No. 20050614000290170, Inst. No. 2005-66961 and Inst. 2006-5498.
3. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Inst. No. 20050204000056900.
4. Easements, rights of way and restrictions as shown in Map Book 34, Page 111.
5. Reservations of mineral and mining rights in the instrument recorded in Real Book 52, Page 636; Real Book 79, Page 96, together with the appurtenant rights to use the surface.
6. Easement to Alabama Power Company recorded in Inst. No. 2005-5690.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Emerald Parc, LLC** by its Member, Rodney Davis, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of March, 2021.

EMERALD PARC, LLC

BY: Rodney Davis
Rodney Davis, Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rodney Davis, whose as Member of Emerald Parc, LLC, a Limited Liability Company, 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, as such member and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9th day of March, 2021.

My Commission Expires: 7/7/21

Notary Public

Shelby County, AL 06/23/2021
State of Alabama
Deed Tax: \$42.00

Real Estate Sales Validation Form

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

Grantor's Name Emerald Parc, LLC
Mailing Address _____

Grantee's Name Joseph Courtney Johnston
Mailing Address _____

Property Address Lots 39A and 40A
Emeral Parc, Phase III

Date of Sale 3/9/21
Total Purchase Price \$ 42,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other - Warranty Deed

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 _____

Print Emerald Parc, LLC by Rodney Davis, Member

Unattested _____

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20210623000305760 2/2 \$67.00
Shelby Cnty Judge of Probate, AL
06/23/2021 01:06:13 PM FILED/CERT

Form RT-1