

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Stoney Johnson and Kim C. Johnson
319 Hwy 83
Harpersville, AL
35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED SEVENTY AND NO/00 DOLLARS (\$127,970.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Stoney Johnson and Kim C. Johnson, husband and wife* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Stoney Johnson and Kim C. Johnson* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

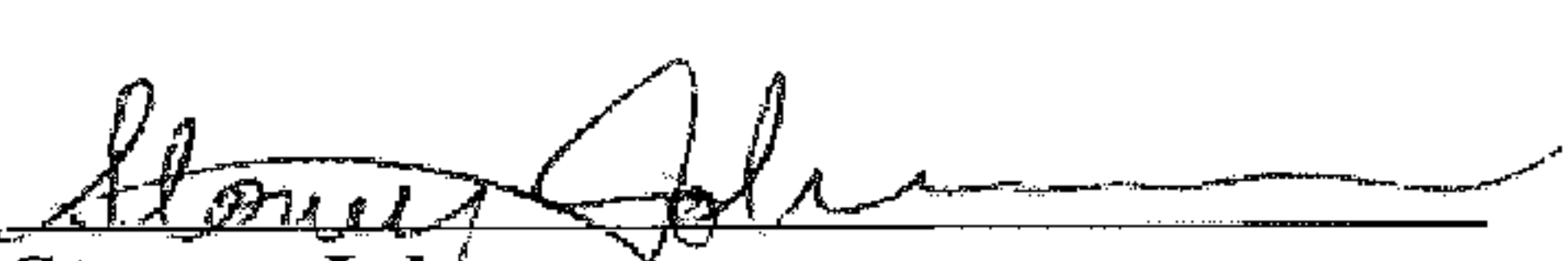
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of October 2021.

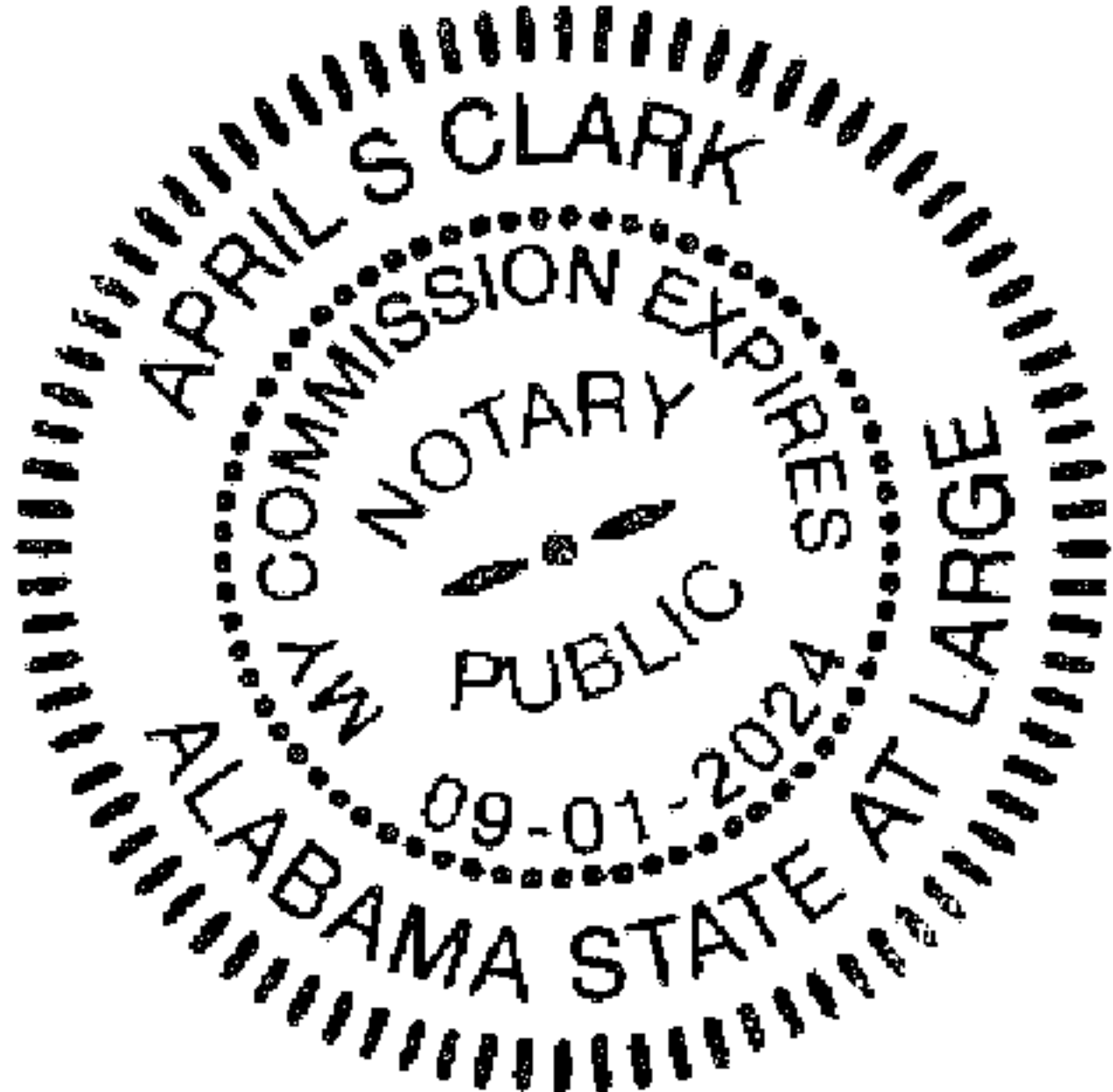

Stoney Johnson


Kim C. Johnson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Stoney Johnson and Kim C. Johnson*, whose names are 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 the same bears date.

Given under my hand and official seal this 8th day of October 2021.



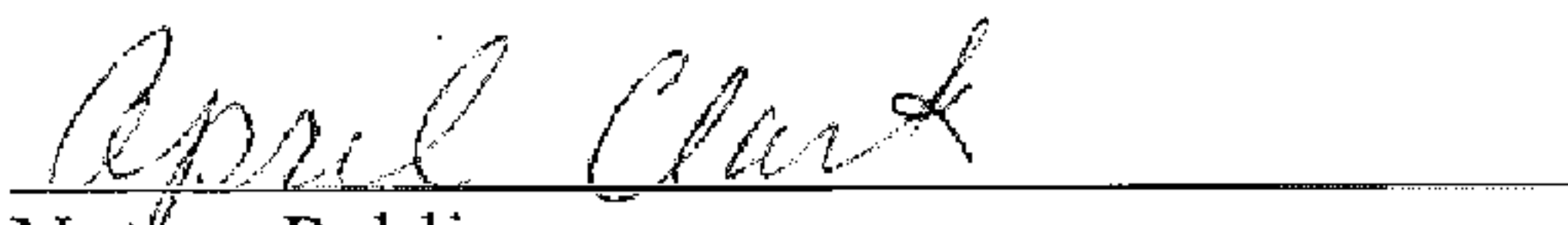
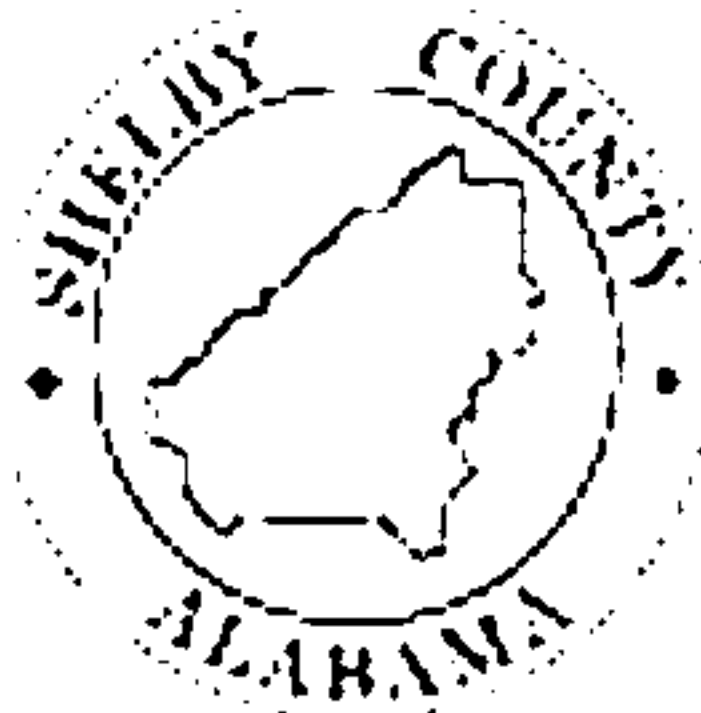

Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

From the SE corner of the SW ¼ of the SE ¼, Section 28, Township 21 South, Range 2 East, run North along the East line of said ¼ - ¼ Section a distance of 1090.27 feet; thence left 86 deg. 03 min. a distance of 195.24 feet to a point; thence right 110 deg. 0 min. and run 156 feet to a point; thence turn 180 deg. and run 156 feet to a point on the North line of property owned by Joseph S. Bruno by Deed Book 319, Page 940; thence right 70 deg. and run 184.95 feet along said Joseph S. Bruno property and along the North line of Jack C. Mitchell property by Deed Book 302, Page 392 to a point; thence right 116 deg. 24 min. and run 301.8 feet to a point; said point being designated as Point "A" and being the Southeast corner of the lot previously conveyed to Stoney W. Johnson in Inst. # 1993-07795; thence turn an angle to the left of 95 deg. 16 min. and run a distance of 141.36 feet to a point on the East right-of-way line of Shelby County Highway 25; thence turn an angle to the right of 95 deg. 16 min. and run Northeasterly along the East right-of-way line of Shelby County Highway 25 a distance of 168.30 feet; thence turn an angle to the right of 63 deg. 55min. and run a distance of 89 feet to a point; said point being the point of beginning of the property herein conveyed and being the Northeast corner of that lot previously conveyed to Stoney Johnson in Inst. # 1993-07795; thence continue along last described course a distance of 80 feet to a point; thence run in a Southeasterly direction, parallel to the East line of said tract previously conveyed to Stoney Johnson in Inst.# 1993-07795 a distance of 200 feet to a point; thence run in a Southwesterly direction a distance of 80 feet to a Point "A"; thence run in a Northwesterly direction a distance of 199 feet to the point of beginning of the property herein conveyed.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2021 03:40:15 PM
\$156.00 BRITTANI
20211008000493180

20211008000493180 10/08/2021 03:40:15 PM DEEDS 3/3

Alex 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
Mailing Address

Stoney Johnson
319 Hwy 83
Harpersville, AL
35078

Grantee's Name

Stoney and Kim Johnson

Mailing Address

319 Hwy 83
Harpersville, AL
35078

Property Address

39696 Hwy 85
Harpersville, AL
35078

Date of Sale

10/8/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ *137,970.00*

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

tax value

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

10/8/21

Print

Mike T. Johnson

Sign

Mike T. Johnson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT.