

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 **FOURTY THOUSAND SEVEN HUNDRED TWENTY AND NO/00 DOLLARS (\$40,720.00)**, 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.

Stoney Johnson is an heir of Marvin W. Johnson who is deceased, having died Jan 18, 1998.
Stoney Johnson is an heir of Martha Johnson, who is deceased, having died June 25, 1997.

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
Stoney Johnson

Kim C. 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.

April Clark
Notary Public
My Commission Expires: 9/1/2024

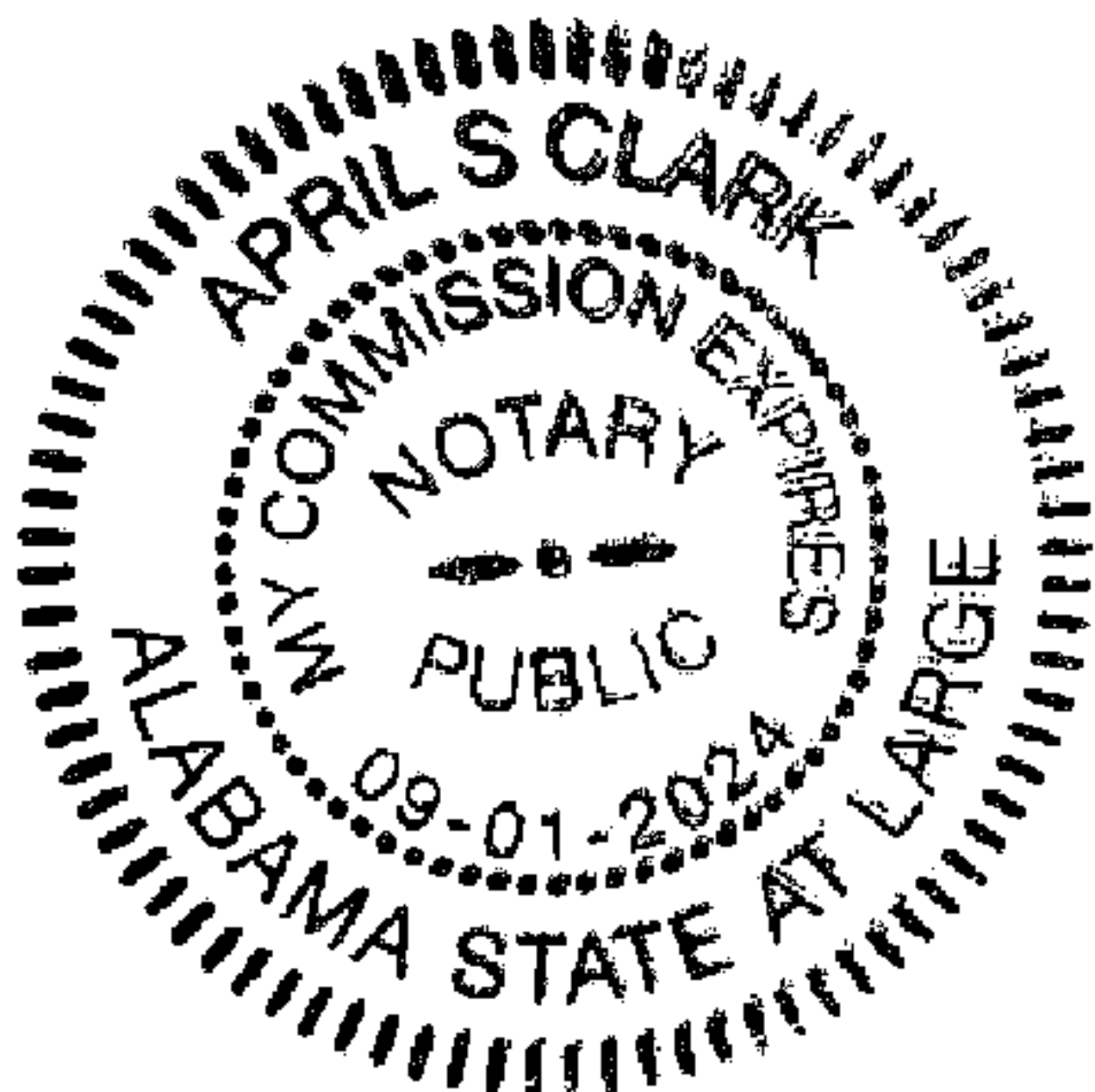


EXHIBIT A – LEGAL DESCRIPTION

All that part of the N $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 19, Range 2 East lying West of Shelby County Highway No. 83, being more particularly described as follows: Commence at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 21; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 669.32 feet to a point; thence turn an angle of 90 deg. 8 min. to the left and run East a distance of 720 feet, more or less, to a point on the West right-of-way line of Shelby County Highway No. 83; thence run in a Northwesterly direction along the West right-of-way line of said Shelby County Highway No. 83 a distance of 830 feet, more or less, to the point of intersection of the said West right-of-way line of said highway with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 220 feet, more or less, to the point of beginning.



Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Stoney Johnson
Mailing Address 319 Hwy 83
Harpersville, AL
35078

Grantee's Name Stoney and Kim Johnson
Mailing Address 319 Hwy 83
Harpersville, AL
35078

Property Address Average
Harpersville, AL
35078

Date of Sale 10/8/21
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 40,720

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. Atchison

Unattested

Sign

Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one