

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

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

Send Tax Notice to:
Gonzalez Properties LLC
3031 Pelham Parkway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX HUNDRED THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$630,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald R. Johnson and wife, Mildred Johnson** grant, bargain, sell and convey unto, **Gonzalez Properties, LLC**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 3, in Block 1, in the survey of Pelham Estates, according to the map of said survey filed for record in the Office of the Probate Judge of Shelby County, Alabama, May 30th, 1946 and recorded in Map Book 3 on Page 57.

Lot 4, in Block 1, in the survey of Pelham Estates, according to map of said survey filed for record in the Office of the Judge of Probate of Shelby County, Alabama, May 30, 1946.

\$630,000.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.
Subject to taxes for 2021 and subsequent years, easements, restrictions, rights of way and permits of record.

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 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 hercunto set my hand and seal this 30th day of November, 2021.

Donald R. Johnson

Donald R. Johnson

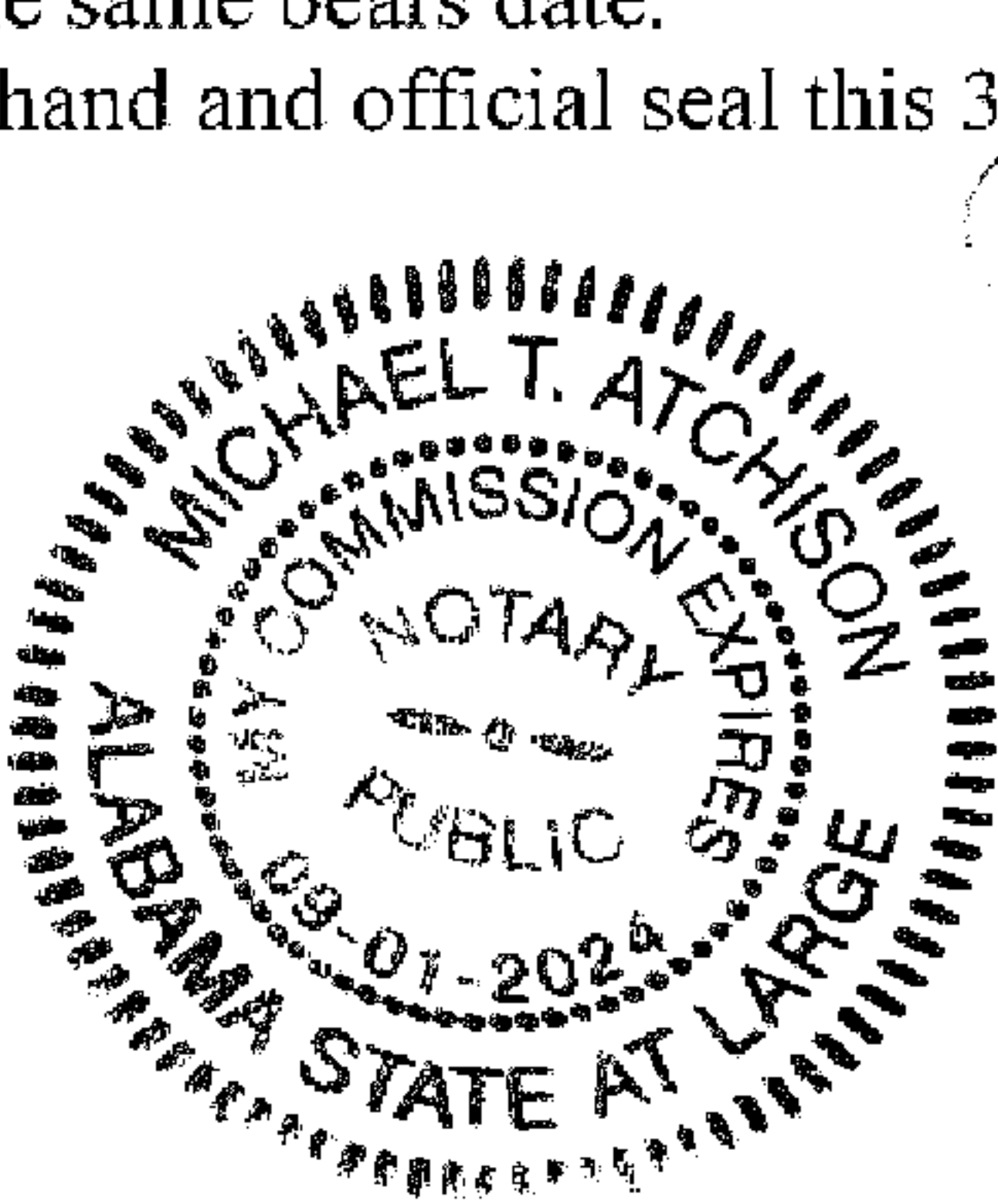
Mildred Johnson

Mildred Johnson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Donald R. Johnson and Mildred Johnson
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2021



Michael T. Atchison

Notary Public
My Commission Expires: 9/1/2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/01/2021 09:22:05 AM
 \$26.00 JOANN
 20211201000572280

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 Donald Johnson Grantee's Name Conzale Property LLC
 Mailing Address 2471 Cahaba Valley Rd Mailing Address 3031 Pelham Parkway
Bedford Springs AL 35124 Pelham, AL 35124

Property Address 100 Pelham Square Date of Sale 11-30-21
Pelham, AL 35124 Total Purchase Price \$ 630,000
 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 11-30-21

Print Donald Johnson

Unattested

Sign Donald R. Johnson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1