

THIS INSTRUMENT PREPARED BY:

Alan C. Keith

Law Offices of Jeff W. Parmer, LLC

2204 Lakeshore Drive, Suite 125

Birmingham, AL 35209

SEND TAX NOTICE TO:

Terry Ray Barnett

Jamie Crump Barnett

313 Thompson Road

Alabaster, AL 35007

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Hugh Johnson, and spouse, Betty J. Johnson** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Terry Ray Barnett and Jamie Crump Barnett** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said 1/4-1/4 section; thence run South along the East line of said 1/4-1/4 section a distance of 1126.95 feet; thence turn right 86°21'27" and run Westerly a distance of 506.24 feet to a point in the Southern Natural Gas right of way; thence turn right 77°07'27" and run Northwesterly a distance of 70.45 feet to the Point of Beginning; thence continue last described course a distance of 207.74 feet; thence turn left 65°27'01" and run Southwesterly 61.56 feet to a point on the Easterly right of way of Shelby County Highway #264, said point being on a clockwise curve having a delta angle of 03°59'59" and a radius of 2904.80 feet; thence turn left 63°35'38" to tangent and run along the arc of said curve a distance of 202.78 feet; thence turn left 114°13'47" from tangent and run Southeasterly a distance of 211.43 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Betty J. Johnson is one and the same person as Betty Johnson

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: 313 Thompson Road Alabaster, AL, 35007

\$337,250.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **December 22, 2021.**

*Hugh Johnson, by his Attorney
in fact, Jonathan Benoit*

**Hugh Johnson, by his Attorney-in-Fact,
Jonathan Benoit**

*Betty Johnson, by her
Attorney in fact, Jonathan Benoit*

**Betty J. Johnson, by her Attorney-in-Fact,
Jonathan Benoit**

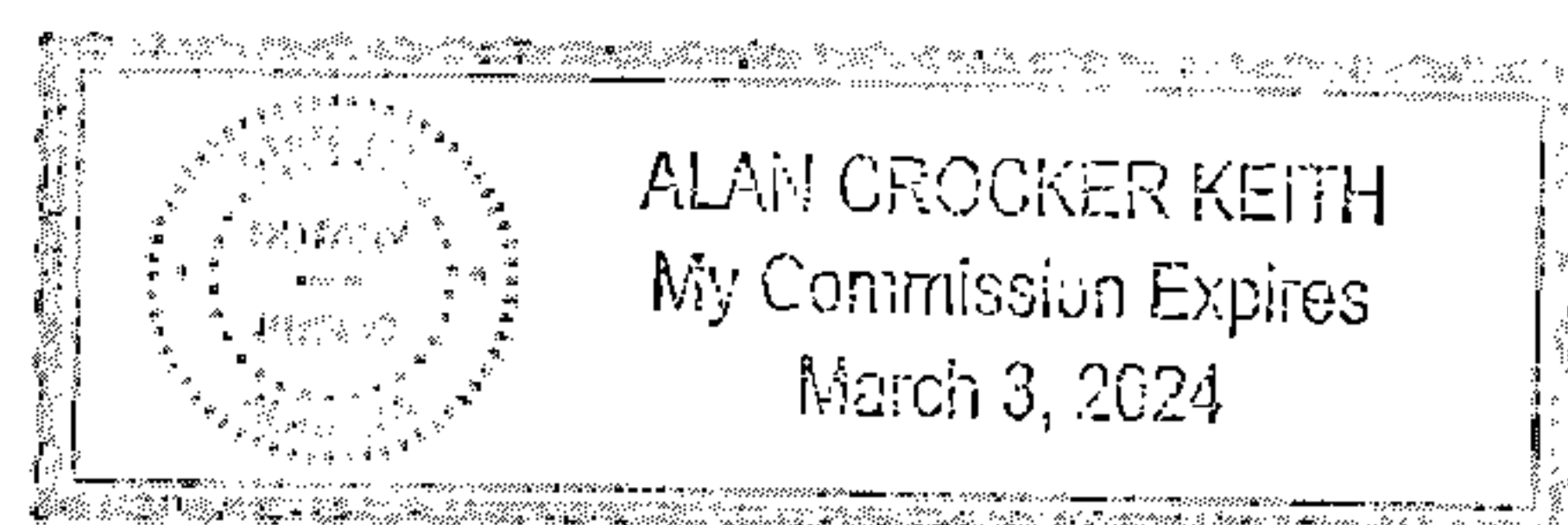
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Jonathan Benoit, whose name as Attorney-in-Fact for Hugh Johnson and Betty J. Johnson, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this December 22, 2021

Notary Public

My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Hugh Johnson and Betty J. Johnson
 Mailing Address 225 ZHigh Ridge Drive
Pelham, Al 35124

Grantee's Name Terry Ray Barnett and Jamie Crump
Barnett
 Mailing Address 313 Thompson Road
Alabaster, AL 35007

Property Address 313 Thompson Road
Alabaster, AL 35007

Date of Sale December 22, 2021

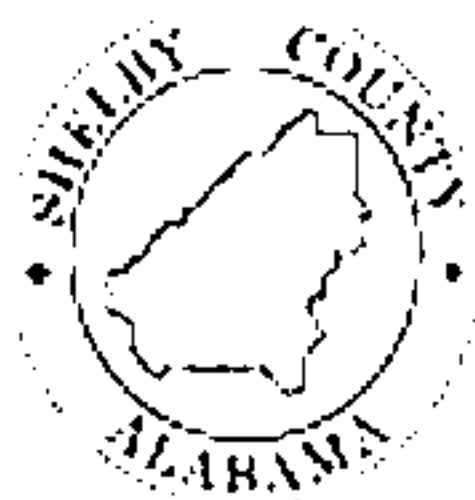
Total Purchase Price \$355,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2021 03:49:03 PM
 \$46.00 CHERRY
 20211222000605440

Alan S. Keith

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

☐ Appraisal
☐ 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 12-22-2021

Print Alan C. Keith

☐ Unattested

(verified by)

Sign

Alan C. Keith

(Grantor/Grantee/ Owner/ Agent) circle one