

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



20220114000017550 1/2 \$201.50
Shelby Cnty Judge of Probate, AL
01/14/2022 11:26:56 AM FILED/CERT

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE DOLLAR AND ZERO CENTS (\$1.00), 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, Kenneth J. Johnson, a ~~Single~~ man, Marilyn Volker, a single woman, Melody Hutchens and husband Randy Hutchens (herein referred to as Grantor) grant, bargain, sell and convey unto Marilyn Volker and Melody Hutchens (herein referred to as Grantees), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lots 2 and 3, according to the final plat of Oliver Family Subdivision, recorded in Map Book 46, page 80, in the Probate Office, Shelby County, Alabama.

Lots 4-A and 5-A, according to the Resurvey of Lots 4 and 5, Oliver Family Subdivision, recorded in Map Book 52, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of Kenneth J. Johnson and spouse, if any.

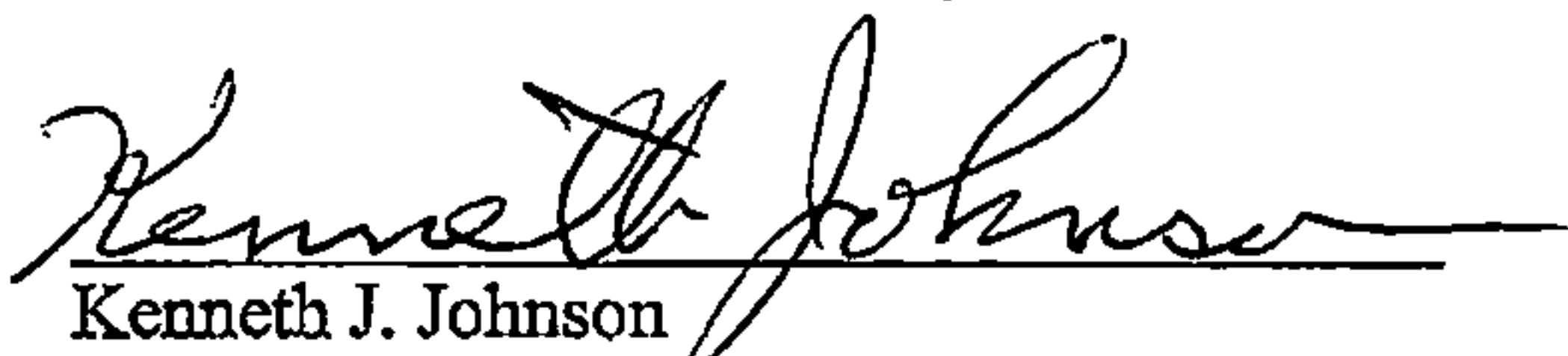
Melody Hutchens and Melody R. Thompson are one in the same person.

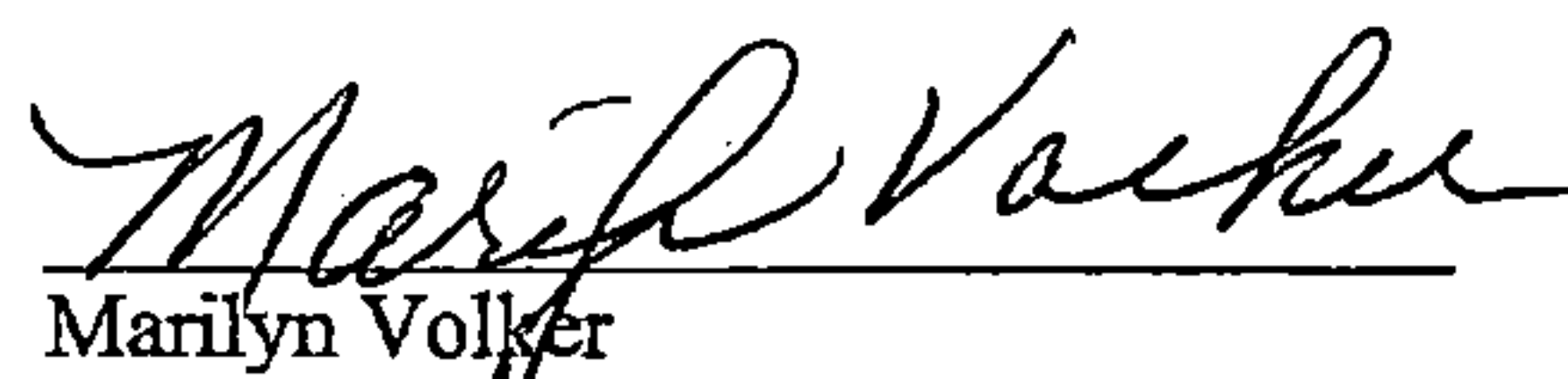
The purpose of this deed is to terminate any interest of Kenneth J. Johnson.

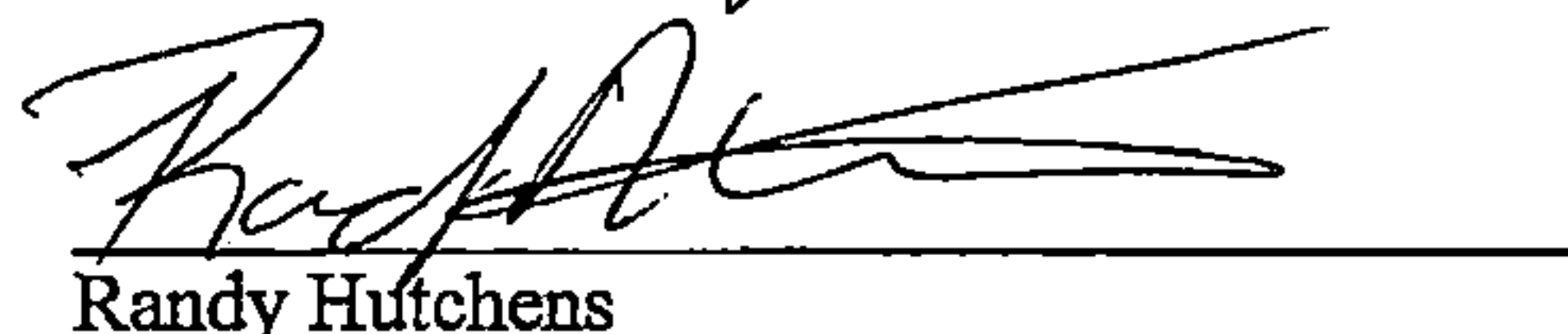
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 13th day of January 2022.


Kenneth J. Johnson


Marilyn Volker


Randy Hutchens


Melody Hutchens

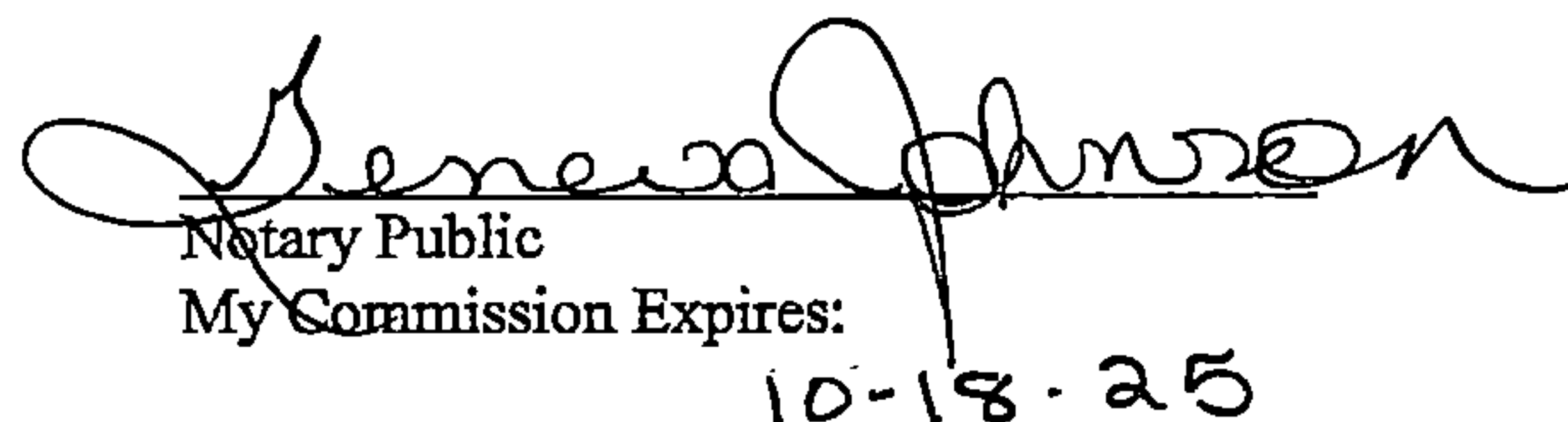
Shelby County, AL 01/14/2022
State of Alabama
Deed Tax: \$174.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Kenneth J. Johnson, Marilyn Volker, Randy Hutchens and Melody Hutchens, 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 13 day of January 2022.

Geneva Johnson
Notary Public
Alabama State at Large
My Comm. Expires 10/18/2025


Notary Public
My Commission Expires:
10-18-25



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Real Estate Sales Validation Form

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

Grantor's Name Kenneth J. Johnson

Grantee's Name Marilyn Volker

Mailing Address 205 Page Creek Rd
Wilsonville, AL 35186

Mailing Address 168 Rachel Lane
Wilsonville, AL 35186

Property Address 235 Glory Drive
Wilsonville, AL 35186

Date of Sale December 6, 2016

Total Purchase Price

or

Actual Value

or

Assessor's Market Value 174,190.00

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

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 of 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 January 06, 2022

Print Marilyn Volker

Sign Marilyn Volker
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)