

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
DIANA MOISA JOHNSON
3019 Eagle Ridge Lane
Birmingham, AL 35242


20220617000243800 1/3 \$112.00
Shelby Cnty Judge of Probate, AL
06/17/2022 09:32:32 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY FOUR THOUSAND DOLLARS AND ZERO CENTS (\$84,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jeffery W. Johnson, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Diana Moisa Johnson** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit “A”- Legal Description

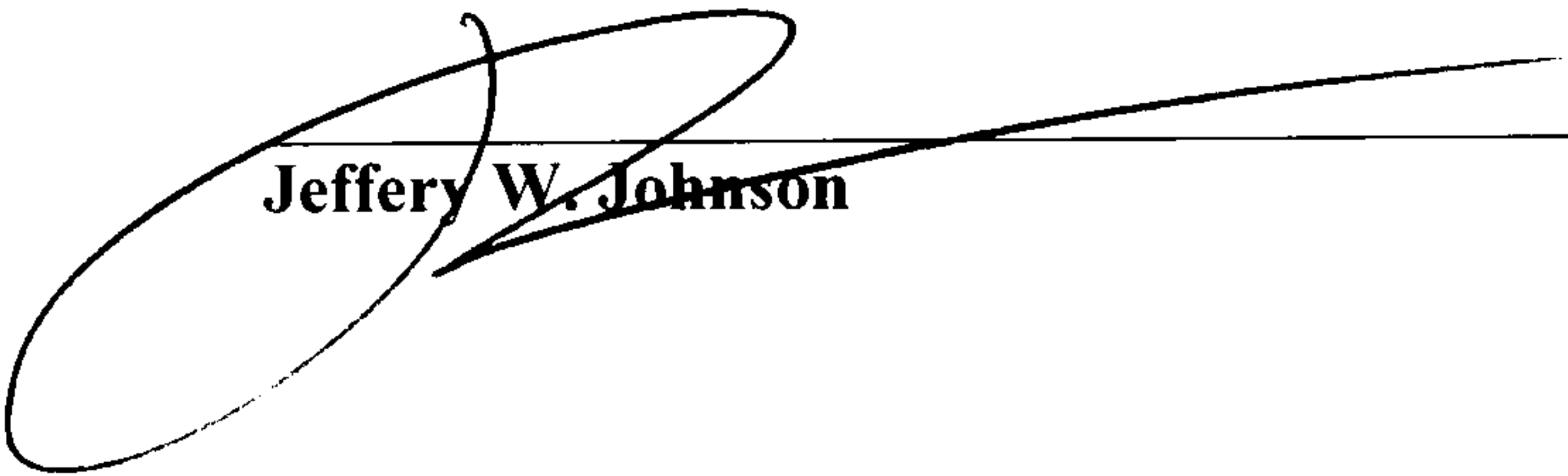
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. 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.

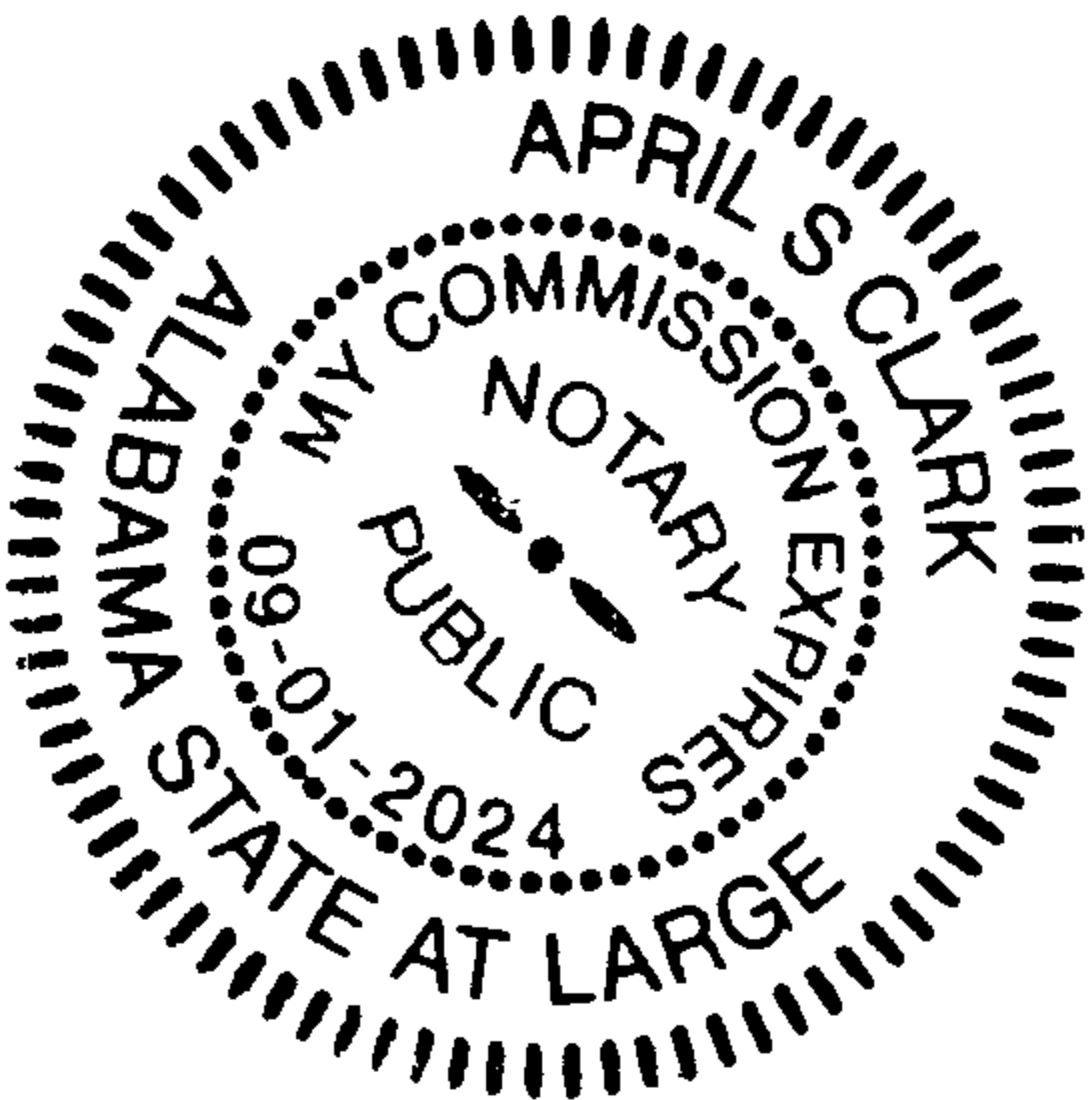
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th, day of June 2022.

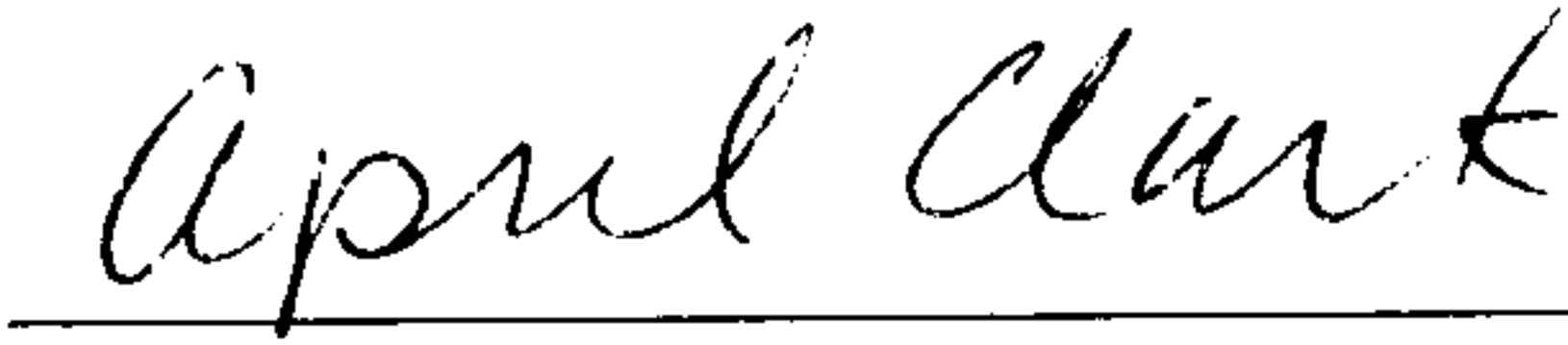

Jeffery W. Johnson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeffery W. 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 17th, day of June 2022.




Notary Public:
My Commission Expires: 9-1-2024

Shelby County, AL 06/17/2022
State of Alabama
Deed Tax: \$84.00

EXHIBIT A
Legal Description



20220617000243800 2/3 \$112.00
Shelby Cnty Judge of Probate, AL
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Parcel 1

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 21 South, Range 3 West, described as beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter of said Section 17, and run thence South 501.6 feet; run thence East 904 feet; thence North 171.6 feet; thence East 425 feet to the East line of said last named forty acres; thence North 330 feet to the Northeast corner of said Northeast Quarter of the Northwest Quarter; run thence West along the North line of said Section 17, a distance of 1324 feet, more or less, to the Northwest corner of said forty acres as being the Point of Beginning.

Parcel 2

All that part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 21, South, Range 3 West situated South of the right of way of the Southern Railway Company.

Less and Except

Property described in Exhibit "B" as recorded in instrument #20080910000359290, Probate Office Shelby County, Alabama

Real Estate Sales Validation Form

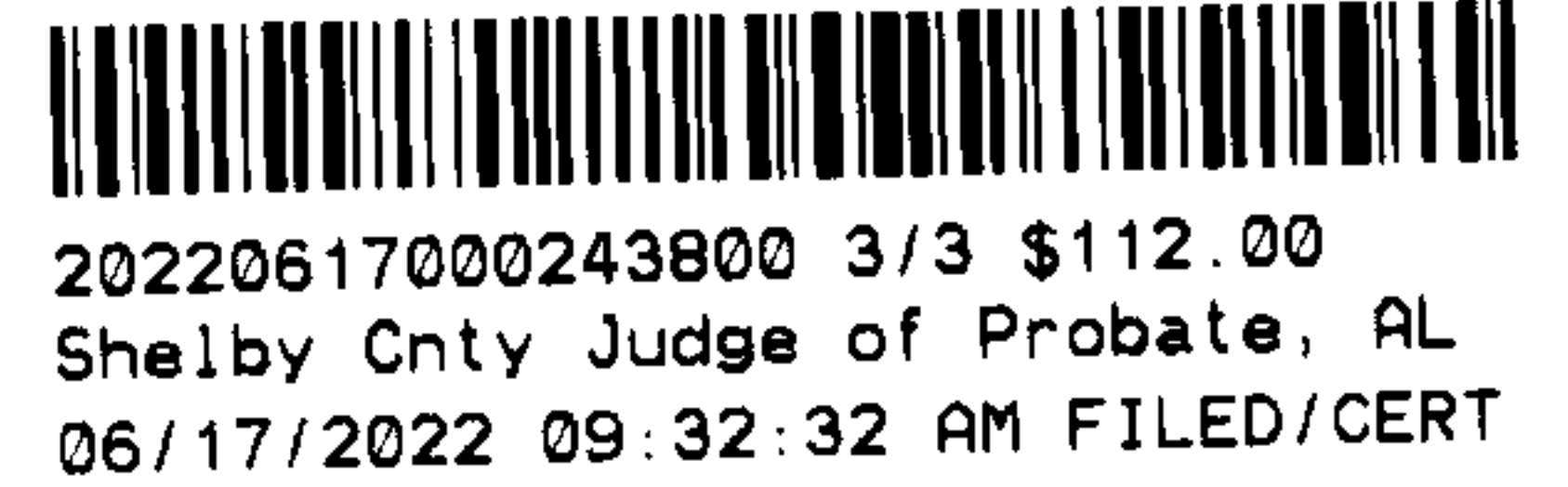
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeffery W. Johnson
Mailing Address 3019 Eagle Ridge Lane
B'ham AL 35242

Grantee's Name Diana Moisa Johnson
Mailing Address 3019 Eagle Ridge Lane
B'ham AL 35242

Property Address vacant land

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 84,000.00



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 Assessor 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 _____

Print Jeff Johnson

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one