



20220623000251780 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/23/2022 01:18:27 PM FILED/CERT

File No.: 22004

WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
)	The Neighborhood Plumber, Inc.	Eric Pitts, W. Eric Pitts, L.L.C. PO Box 280,
COUNTY OF SHELBY)	608 6th Ave. SW	Alabaster, AL 35007. No title opinion
		Alabaster, AL 35007	requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Frances Elaine Johnson, an unmarried woman, Lisa Johnson, an unmarried woman, and Bonnie Green, an unmarried woman, (hereinafter "GRANTORS"), for and in consideration of the sum of \$105,000.00, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to The Neighborhood Plumber, Inc. (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows::

See Exhibit A

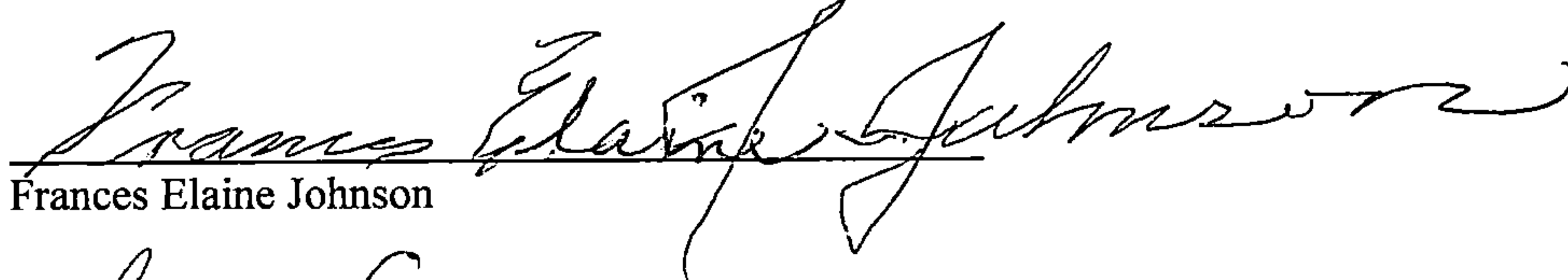
\$84,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

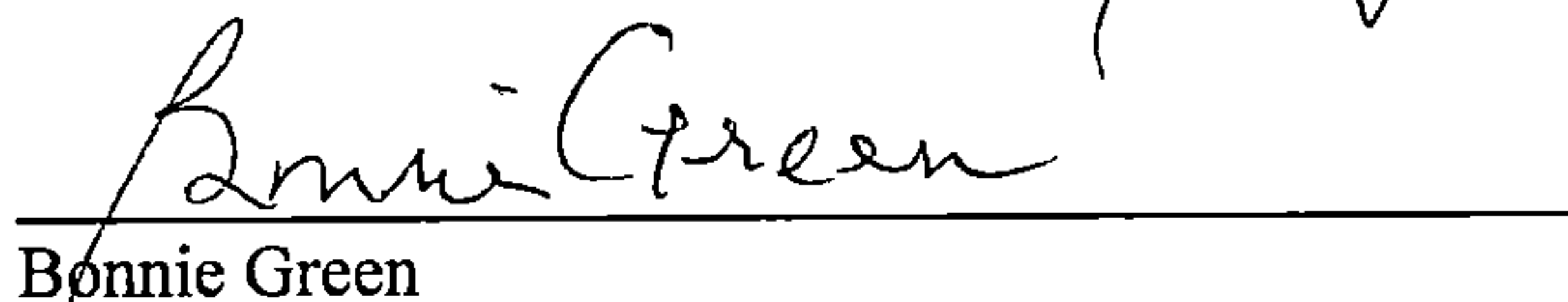
TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTORS are at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

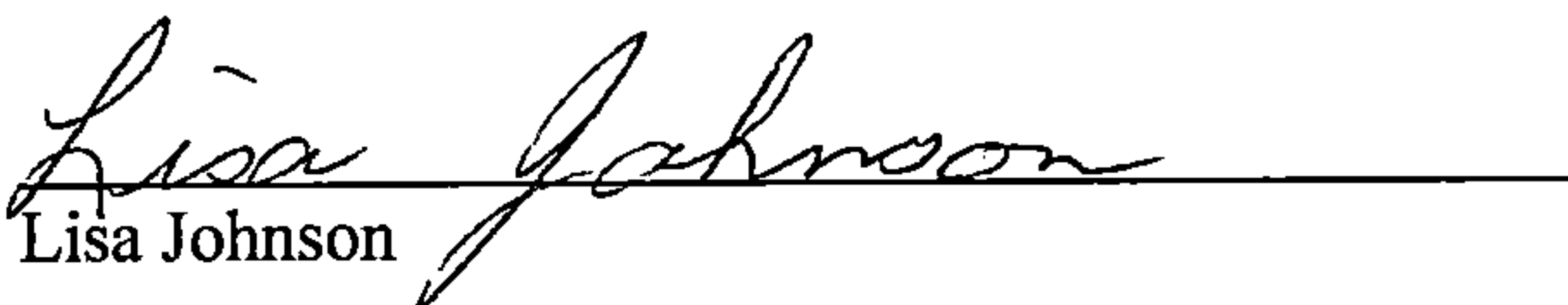
GRANTORS HAVE HERETO set their hands and seals on June 22, 2022.



Frances Elaine Johnson



Bonnie Green



Lisa Johnson

STATE OF ALABAMA
COUNTY OF SHELBY

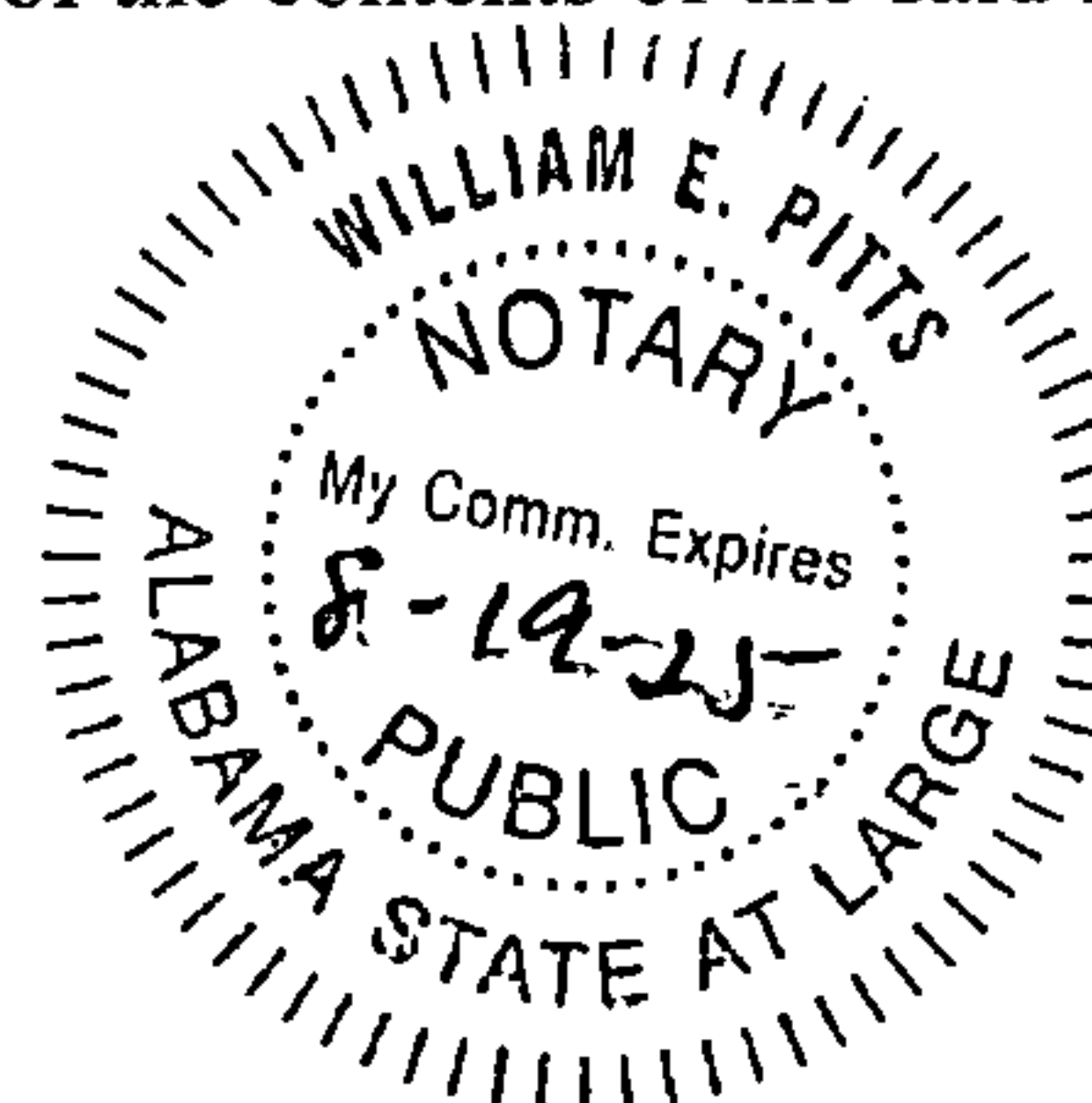
I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Frances Elaine Johnson, Lisa Johnson and Bonnie Green whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on June 22, 2022.



NOTARY PUBLIC

Shelby County, AL 06/23/2022
State of Alabama
Deed Tax: \$21.00





20220623000251780 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/23/2022 01:18:27 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N 1/2 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the NW 1/4 of said Section 23; thence North 89 degrees 01 minutes 27 seconds West along the South line of said 1/4-1/4 Section a distance of 583.26 feet; thence North 10 degrees 28 minutes 27 seconds West a distance of 1293.11 feet; thence South 88 degrees 38 minutes 57 seconds East a distance of 439.98 feet; thence South 01 degrees 09 minutes 22 seconds East a distance of 10.22 feet to acquired Northerly right of way line of Shelby County Highway 12 and the point of beginning; thence South 88 degrees 42 minutes 29 seconds East along said right of way a distance of 94.98 feet; thence North 69 degrees 25 minutes 00 seconds East along said right of way a distance of 54.00 feet; thence South 88 degrees 56 minutes 21 seconds East along said right of way a distance of 43.95 feet; thence South 01 degrees 02 minutes 00 seconds East a distance of 306.87 feet; thence North 89 degrees 54 minutes 37 seconds West a distance of 189.13 feet; thence North 01 degrees 09 minutes 22 seconds West a distance of 290.56 feet to the point of beginning.

According to survey of William D. Callahan, Jr. PLS #28251, dated May 5, 2021.

LESS AND EXCEPT ANY PART CONVEYED TO THE STATE OF ALABAMA UNDER WARRANTY DEED RECORDED IN INSTRUMENT #20201023000483270, IN PROBATE OFFICE.

Real Estate Sales Validation Form



20220623000251780 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/23/2022 01:18:27 PM FILED/CERT

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

Grantor's Name Frances Elaine Johnson, Lisa Johnson
Mailing Address Bonnie Green
2902 Butler Rd.
Alabaster, AL 35007

Grantee's Name The Neighborhood Plumber, Inc.
Mailing Address 608 6th Ave. SW
Alabaster, AL 35007

Property Address 2902 Butler Rd.
Alabaster, AL 35007

Date of Sale 06/22/2022
Total Purchase Price \$ 105,000.00

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 06/22/2022

Print W. Eric Pitts

☐ Unattested
(verified by)

Sign W Eric Pitts
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1