This Instrument was Prepared by:

Send Tax Notice To: Christi D. Johnson

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, Al. 35051

File No.: S-22-28343

1160 Hwy 77 Columbian, Al 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Three Hundred Fifty Five Thousand Dollars and No Cents (\$355,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Caiden Sinclair and Allison Sinclair, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Christi D. Johnson, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1, according to the Survey of Cartville Estates as recorded in Map Book 56, Page 24, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$325,091.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of June, 2022.

Caiden Sinclair

Allison Sinclair

State of Alabama

County of Shelby

I, MIKE T. alchison, a Notary Public in and for the said County in said State, hereby certify that Caiden Sinclair and Allison Sinclair, 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 the 28th day of June, 2022.

Notary Public, State of Alabama

My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name	Caiden Sinclair Allison Sinclair	Grantee's Name	Christi D. Johnson
Mailing Address	165 N Horton Rd Wilsonville, AL 35186	Mailing Address	
Property Address	1160 Highway 77 . Columbiana, AL 35051	Date of Sale Total Purchase Price 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 XX			
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 <u>Code of Alabama 1975</u> § 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 June 24, 2022	<u></u>	Print <u>Caiden Sinclai</u>	
Unattested		_ Sign	
	nd Recorded (verified by) l Public Records	(Grantor/	Grantee/Owner/Agent) circle one

ARIN

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2022 02:22:17 PM
\$55.00 JOANN
20220628000258080

Form RT-1

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