

LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

Send Tax Notice to:
Brenda Johnson
694 Autumn Drive
Vincent, AL 35178

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of love and affection and one and no/100 Dollars (\$1.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **BRENDA SKIPPER JOHNSON**, an unmarried, divorced woman (herein referred to as Grantor), do grant, bargain, sell and convey unto **BRENDA SKIPPER JOHNSON, JAMES JOHNSON, JESSE ABBOTT, AUSTIN SKIPPER**, and **PATRICK SKIPPER** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 East, also a part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 East more particularly described as follows:

From the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 East, run Northerly along the East $\frac{1}{4}$ - $\frac{1}{4}$ line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 800.00 feet to the point of beginning; thence left 89 degrees 52 minutes 37 seconds a distance of 305.93 feet; thence right 97 degrees 37 minutes 01 seconds a distance of 535.77 feet; thence right 130 degrees 47 minutes 35 seconds a distance of 710.03 feet; thence right 131 degrees 35 minutes 24 seconds a distance of 236.40 feet to the point of beginning.

Subject to easements, restrictions, rights of way, and permits of record.

Shelby County, AL 01/06/2023
State of Alabama
Deed Tax: \$53.00



20230106000005830 2/3 \$84.00
Shelby Cnty Judge of Probate, AL
01/06/2023 01:57:26 PM FILED/CERT

The subject property is the grantor's homestead.

Brenda Skipper Johnson is one and same as Brenda Johnson, identified on the deed recorded in Shelby County, # 20130809000326110.

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 in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee(s).

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of January, 2023.

Brenda Skipper Johnson
Brenda Skipper Johnson

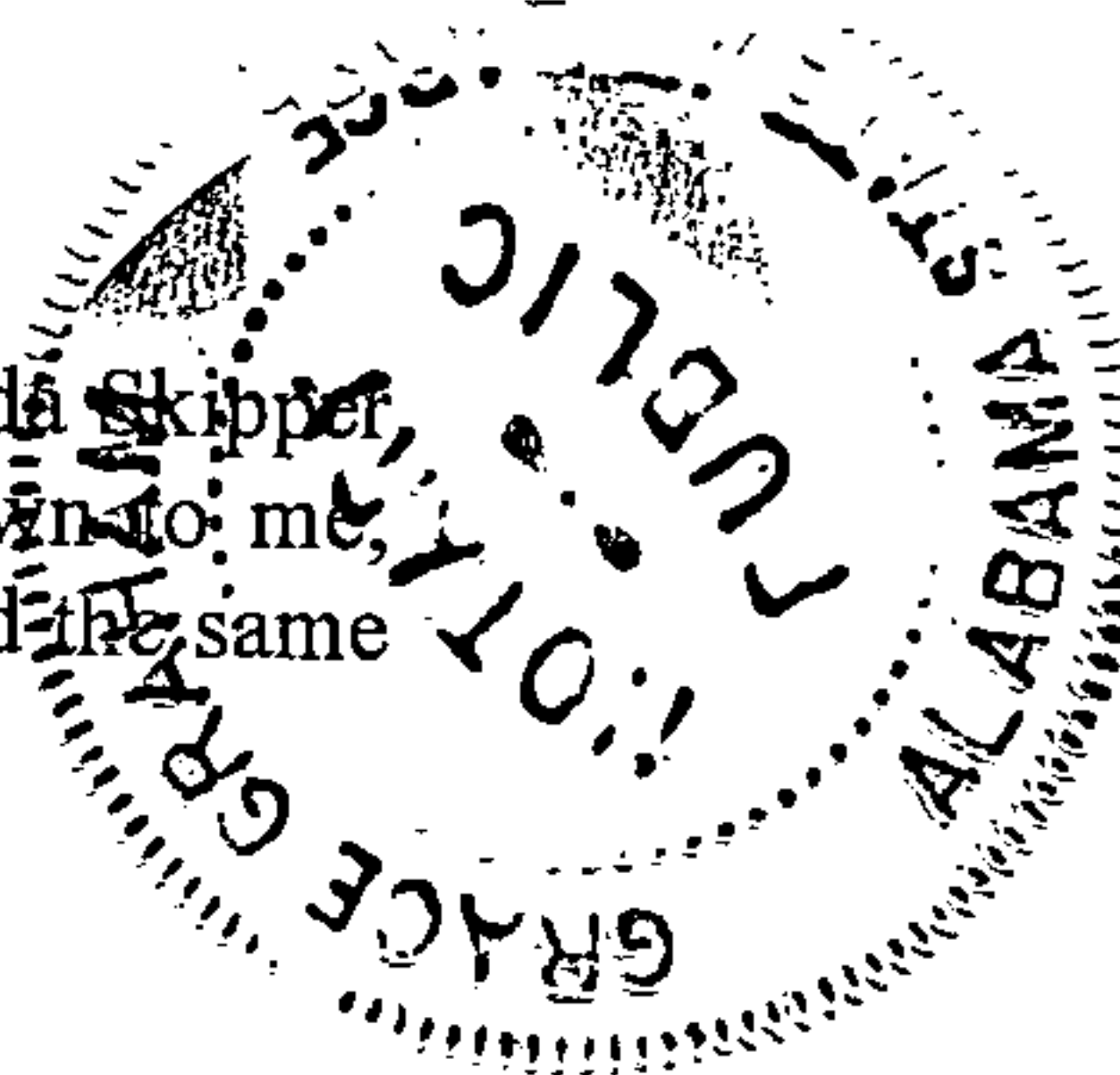
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Brenda Skipper Johnson, an unmarried woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 2023.

[Signature]
Notary Public

My Commission Expires: 8/30/2023



Real Estate Sales Validation Form

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

Grantor's Name Brenda Skipper Johnson
Mailing Address 694 Autumn Drive
Vincent, AL 35178

Grantee's Name Brenda Skipper Johnson, James Johnson,
Mailing Address Jesse Abbott, Patrick Skipper
694 Autumn Drive
Vincent, AL 35178

Property Address 694 + 698
Autumn Drive
Vincent AL 35178

Date of Sale 1/6/23

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$52,840

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 Tax Assessed Value

☐

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 1/6/23

Print Brenda Skipper Johnson

☐ Unattested

Sign

Brenda Skipper Johnson

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20230106000005830 3/3 \$84.00
Shelby Cnty Judge of Probate, AL
01/06/2023 01:57:26 PM FILED/CERT

eForms

Form RT-1