



20230209000035260 1/3 \$344.00
Shelby Cnty Judge of Probate, AL
02/09/2023 03:09:14 PM FILED/CERT

SEND TAX NOTICE TO:
DAVID NEAL JOHNSON and CLAUDIA WALL JOHNSON, as co-Trustees
THE JOHNSON REVOCABLE LIVING TRUST
128 Keeneland Green
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:
Nicholas V. Caulder, Esq.
Caulder & Gray, LLC
1950 Stonegate Drive, Ste. 240
Vestavia Hills, AL 35242

**THE PREPARATION OF THIS DOCUMENT DOES NOT CONSTITUTE AN EXAMINATION OF TITLE
AS TO THE PROPERTY DESCRIBED HEREIN. THE PREPARER OF THIS DEED MAKES NO
GUARANTEES CONCERNING EITHER THE ACCURACY OF THIS DESCRIPTION OR THE
OWNERSHIP OF THIS PROPERTY.**
LEGAL DESCRIPTION PROVIDED BY GRANTOR(S)

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other valuable consideration to the grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **DAVID N. JOHNSON and CLAUDIA W. JOHNSON**, a married couple (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **DAVID NEAL JOHNSON and CLAUDIA WALL JOHNSON, as Trustees of THE JOHNSON REVOCABLE LIVING TRUST dated January 27, 2023** (hereinafter referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Keeneland Valley, as recorded in Map Book 45,
Page 68, in the Probate Office of Shelby County, Alabama.

SUBJECT TO, HOWEVER, all easements, restrictions, covenants, rights of way and reservations, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property; mineral and mining rights now owned by the Grantor, if any.

TO HAVE AND TO HOLD to said GRANTEES, its successors and assigns, forever, with all appurtenances thereunto belonging.

GRANTORS do for ourselves and our heirs, personal representatives, executors and assigns, covenant with said GRANTEES, its successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors

Shelby County, AL 02/09/2023
State of Alabama
Deed Tax:\$315.00



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will, and our heirs and assigns shall warrant and defend the same to the said grantees, its successors and assigns forever, against the lawful claims of all persons.

[] The property herein conveyed **is not** part of the homestead of Grantors as the term "homestead" is defined and used in Alabama Code Sections 6-10-2, 3 (1975) as amended, or

[] The property herein conveyed **is** part of the homestead of Grantors and the conveyance is joined by both Husband and Wife.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal effective as of the 27 day of JANUARY, 2023.



DAVID N. JOHNSON (Grantor)

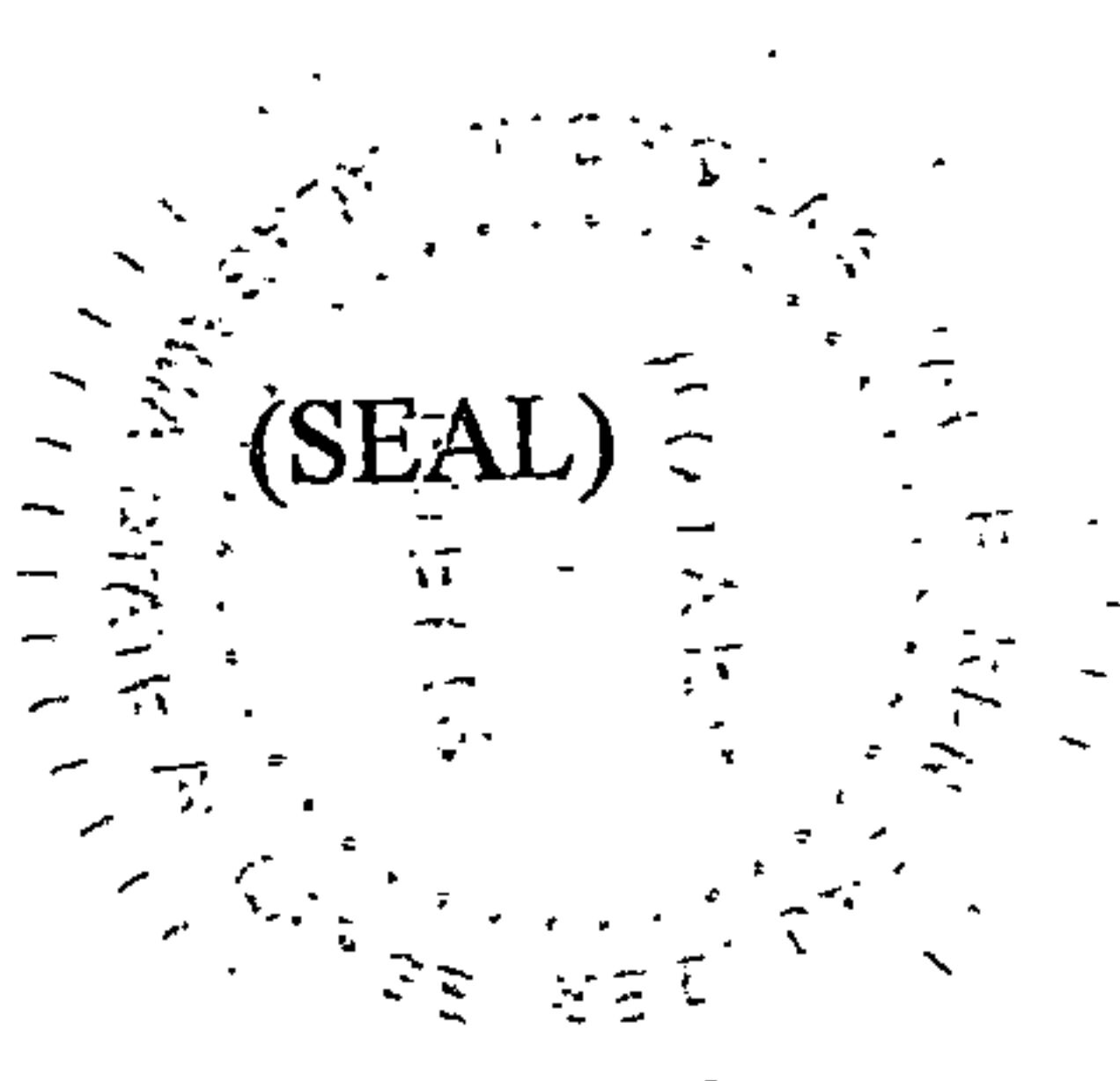



CLAUDIA W. JOHNSON (Grantor)

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **DAVID N. JOHNSON** and **CLAUDIA W. JOHNSON**, a married couple, whose names are signed to the foregoing conveyance, and who are 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 27TH day of JANUARY, 2023.





Notary Public
Commission Expires: 7/15/24

Real Estate Sales Validation Form

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

Grantor's Name DAVID N. Johnson
Mailing Address 128 Keeneland Green
Pelham AL 35124

Grantee's Name TRUST OF DAVID + CLAUDE JOHNSON
Mailing Address 128 Keeneland Green
Pelham AL 35124

Property Address 128 Keeneland Green
Pelham AL
35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 314,600

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 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 2-9-23

Print DAVID N. Johnson

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1