

This Instrument was Prepared by:

Sand Tax Notice To: Greg Johnson
Kristen Johnson

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

File No.: MV-23-29102

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Fifty Seven Thousand Dollars and No Cents (\$57,000.00), 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, Downs Family Trust-2012 and William M and Dorothy D Schroeder Irrevocable Trust, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Greg Johnson and Kristen Johnson, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

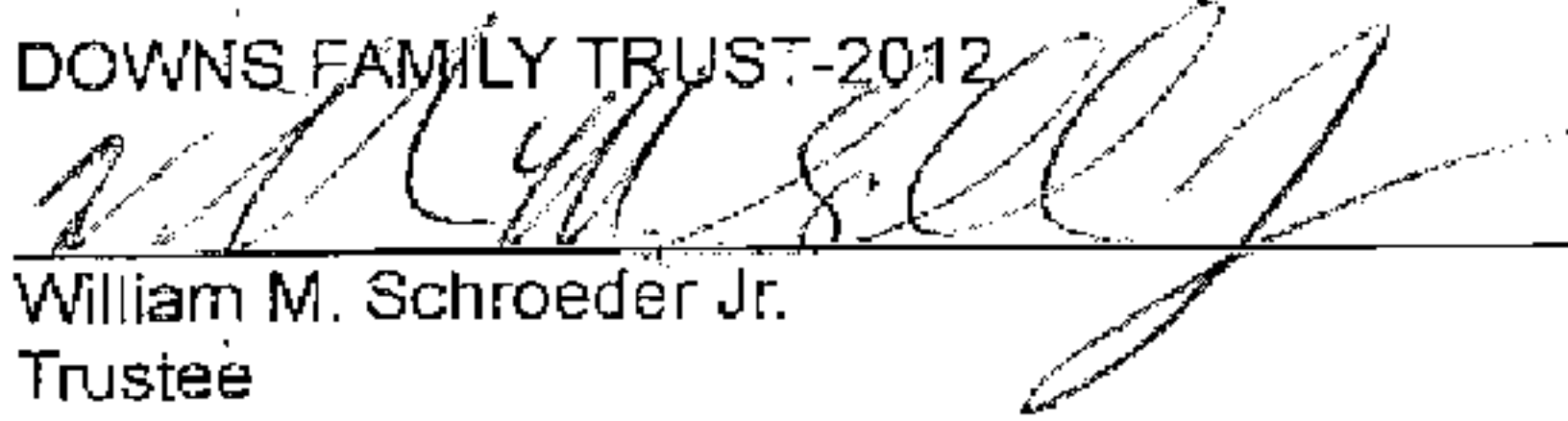
\$42,750.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

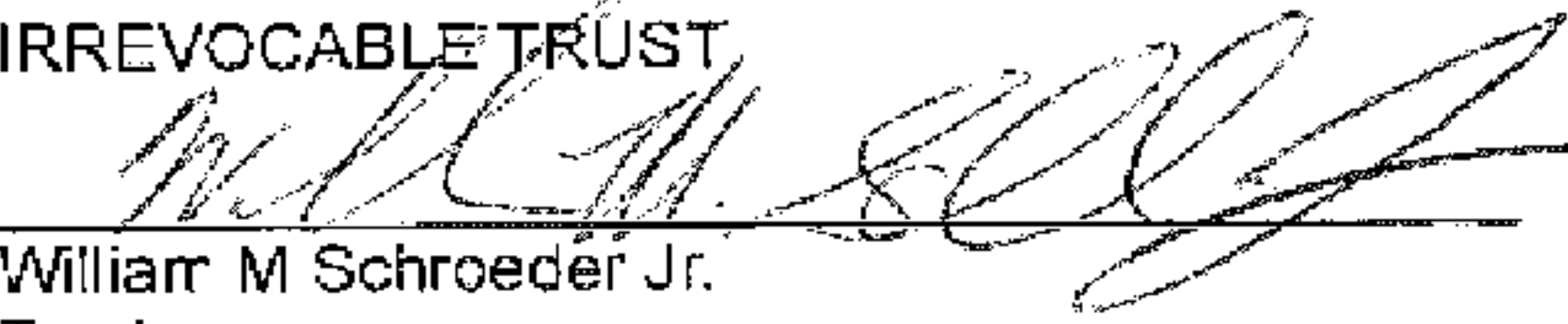
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 22nd day of May, 2023.

DOWNS FAMILY TRUST-2012


William M. Schroeder Jr.
Trustee

WILLIAM M AND DOROTHY D SCHROEDER
IRREVOCABLE TRUST

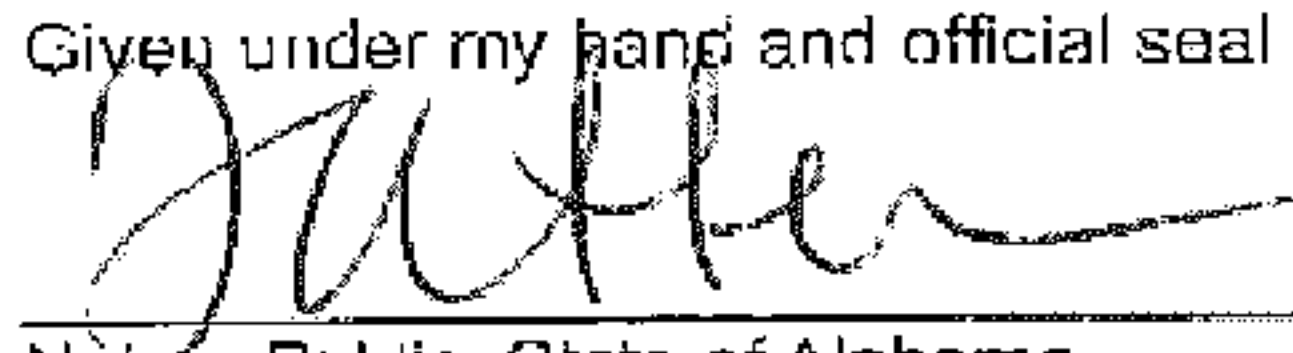

William M Schroeder Jr.
Trustee

State of Alabama

County of Shelby

I, Tara Herron, a Notary Public in and for the said County in said State, hereby certify that William M. Schroeder, Jr as Trustee of Downs Family Trust-2012 and William M and Dorothy D Schroeder Irrevocable Trust, 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 22nd day of May, 2023.


Notary Public, State of Alabama

My Commission Expires: ~~_____~~ My Commission Expires March 6, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the South 1/2 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of Lot 5-A of 1974 Addition to Shelby Shores, Phase 1, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama; thence N 50°39'16"W, a distance of 271.04'; thence S39°16'58"W, a distance of 444.52' to the POINT OF BEGINNING; thence N47°49'53"W, a distance of 535.50' to the Easterly R.O.W. line of River Road; thence S10°07'56"W and along said R.O.W. line, a distance of 91.02' to a curve to the right, having a radius of 525.00 a central angle of 15° 05'44", and subtended by a chord which bears S17°40'48"W, and a chord distance of 137.92'; thence along the arc of said curve and said R.O.W. line a distance of 138.32'; thence S25°13'40"W and along said R.O.W. line, a distance of 358.81' to a curve to the right, having a radius of 1025.00, a central angle of 03°45'14" and subtended by a chord which bears S27°06'47", and a chord distance of 67.44'; thence along the arc of said curve and said R.O.W. line, a distance of 67.45'; thence S28°59'54"W and along said R.O.W. line, a distance of 188.42' to a curve to the left, having a radius of 10.00, a central angle of 81°18'48" and subtended by a chord which bears S11°39'30"E, and a chord distance of 13.03'; thence along the arc of said curve, leaving said River Drive R.O.W. line and along the Easterly R.O.W. line of Wallace Drive, a distance of 14.19'; thence S52°18'54"E and along said Wallace Drive R.O.W. line, a distance of 162.05' to a curve to the left having a radius of 171.68 a central angle of 06°24'56", and subtended by a chord which bears S55°31'22"E and a chord distance of 19.21'; thence along the arc of said curve and said R.O.W. line, a distance of 19.22'; thence N02°15'15"E and leaving said R.O.W. line a distance of 104.82'; thence N18°50'59"E a distance of 268.12'; thence N70°24'57"E, a distance of 522.67' to the POINT OF BEGINNING.

According to the Survey of Rodney Y. Shiflett AL Reg. #21784 on March 4, 2014

Real Estate Sales Validation Form

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

Grantor's Name	Downs Family Trust-2012 William M and Dorothy D Schroeder Irrevocable Trust	Grantee's Name	Greg Johnson Kristen Johnson
Mailing Address	P.O. Box 180 Calera, AL 35040	Mailing Address	201 Perkins Landing Cir Columbiana, AL 35051
Property Address	18252 River Dr. Calera, AL 35040 Shelby AL 35143	Date of Sale	May 22, 2023
		Total Purchase Price	\$57,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 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 May 18, 2023

Print Downs Family Trust-2012

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2023 02:59:06 PM
\$44.50 JOANN
20230523000154560

Form RT-1

Allie S. Beryl

