

This Instrument was Prepared by:

Send Tax Notice To: Jose Zambrano Sanchez

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

1385 B 5th Avenue Rd
Auburn AL 36807

File No.: MV-23-29235

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)**, 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, **John E. Johnson and Alicia V. Johnson**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jose Zambrano Sanchez**, (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

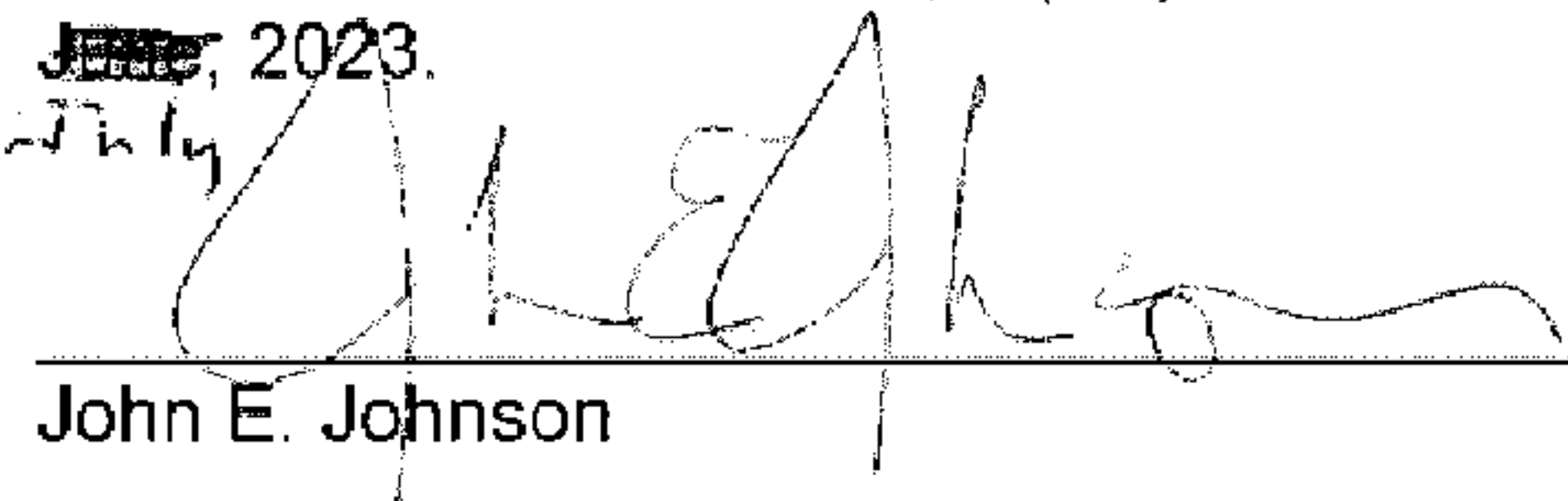
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

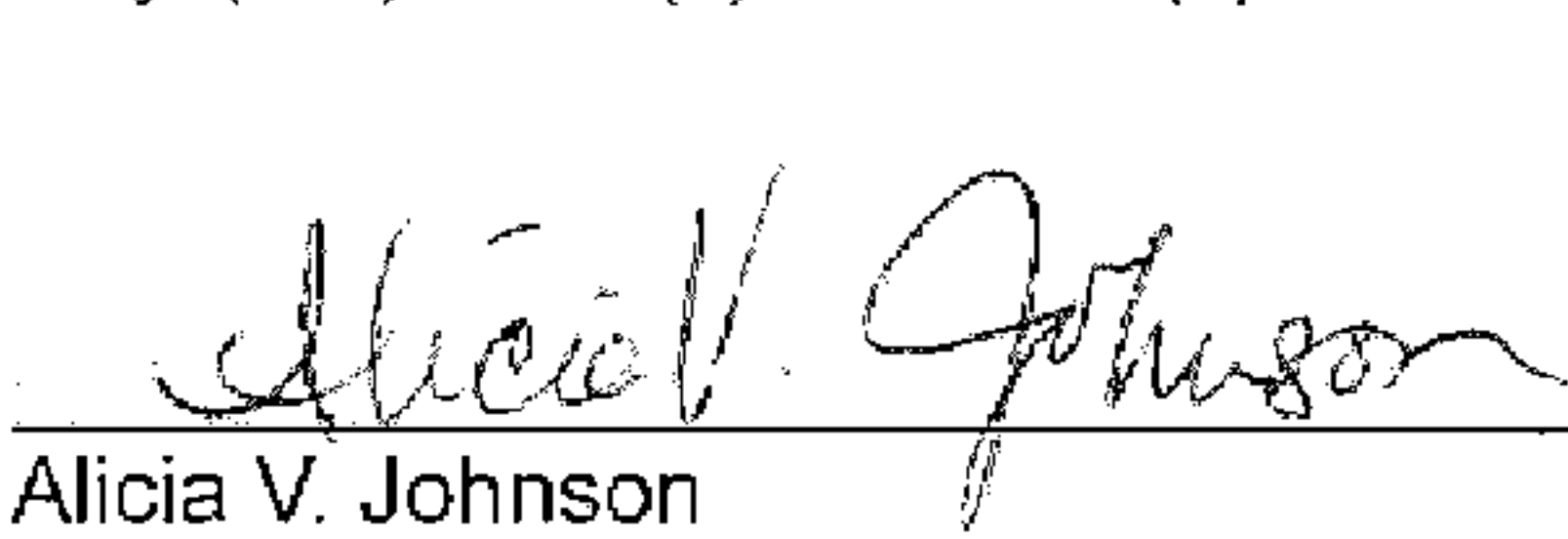
\$125,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 ^{5th} ~~2nd~~ day of ^{July} ~~June~~, 2023.


John E. Johnson

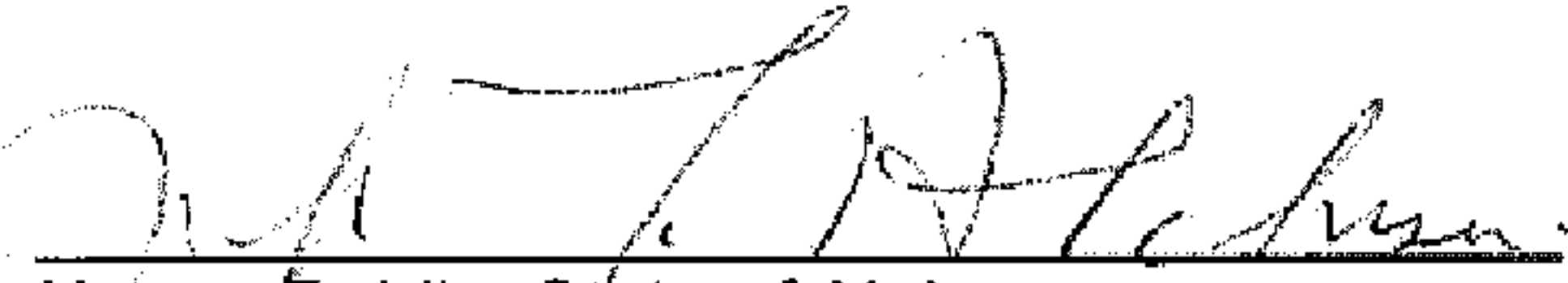

Alicia V. Johnson

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John E. Johnson and Alicia V. Johnson, 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 ^{5th} ~~2nd~~ day of ^{July} ~~June~~, 2023.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

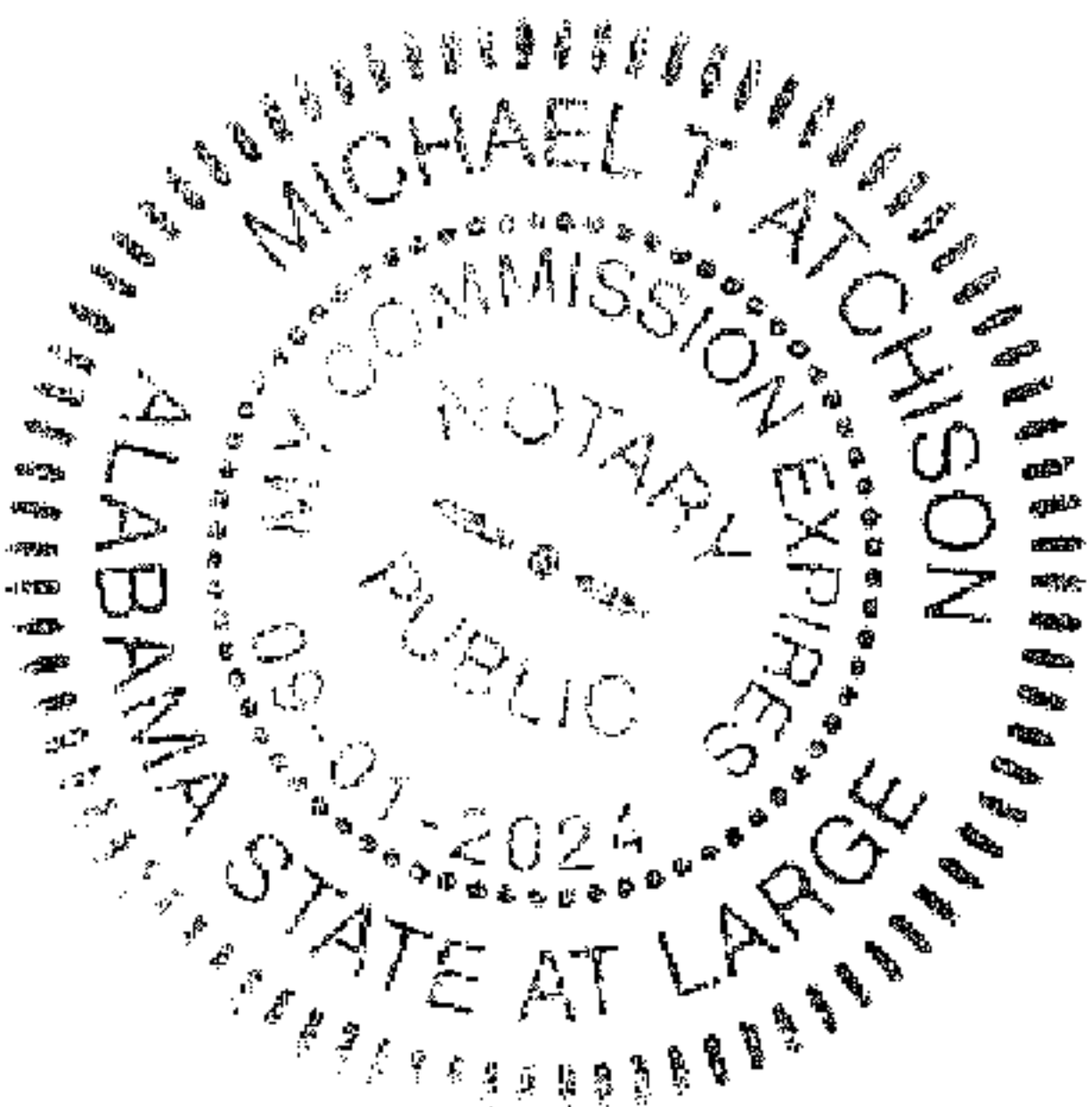


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, described more particularly as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of said Section 2, Township 20 South, Range 2 West; thence run southerly along the East line of said 1/4-1/4 section for a distance of 732.06 feet to the point of beginning; thence continue along last described course for a distance of 78.10 feet to the northerly right of way line of Seaboard Coast Railroad; thence turn an angle to the right of 42 degrees 47 minutes 39 seconds and run along said right of way for a distance of 120.37 feet; thence turn an angle to the right of 82 degrees 47 minutes 14 seconds for a distance of 281.53 feet to the southerly right of way line of Highway No. 11; thence turn an angle to the right of 83 degrees 46 minutes 17 seconds and run along said right of way for a distance of 108.44 feet; thence turn an angle to the right of 80 degrees 16 minutes 57 seconds for a distance of 273.49 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	John E. Johnson Alicia V. Johnson	Grantee's Name	Jose Zambrano Sanchez
Mailing Address	224 Bentley Circle Shelby, AL 35143	Mailing Address	1385 B Simmsville Rd Atlasta, AL 35007
Property Address	8594 Highway 11 Chelsea, AL 35043	Date of Sale	June 22, 2023
		Total Purchase Price	\$145,000.00
		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 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 June 22, 2023

Unattested

(verified by)

Print John E. Johnson

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/06/2023 11:51:01 AM
\$48.00 BRITTANI
20230706000201450

Alicia S. Bayl