



**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under our hands this 8 day of March, 2024.

**WITNESSES:**

[Signature]  
Witness

Joe Censear  
Print Name

[Signature]  
Witness

Kristin Russell  
Witness

REGIONS BANK DBA REGIONS MORTGAGE

By: [Signature]

Title: Senior vice president

Printed Name: Joe Terrill

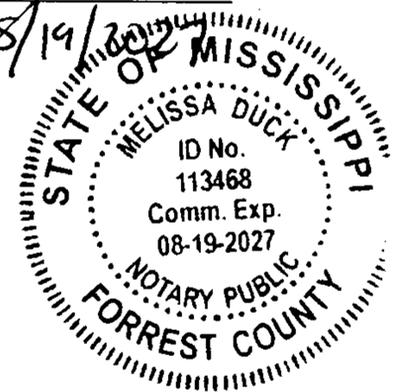
STATE OF Mississippi }

COUNTY OF Lamar }

I, a Notary Public, in and for said County in said State, hereby certify that Joe Terrill whose name as Senior vice president of REGIONS BANK DBA REGIONS MORTGAGE is signed to the foregoing instrument of conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 8<sup>th</sup> day of March, 2024.

[Signature]  
NOTARY PUBLIC  
Print Name Melissa Duck  
My Commission Expires: 8/19/2027



**This Document Prepared By:**  
Ofori Law Firm LLC  
Joey N. Ofori, Esq  
11215-B Lockwood Drive  
Silver Spring, MD 20901

**EXHIBIT A**

Lot 37, Block 2, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/20/2024 11:13:19 AM  
\$259.00 BRITTANI  
20240320000075870

*Allie S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name Regions Bank dba Regions  
Mailing Address Mortgage  
Post office Box 18001  
Hattiesburg, MS 39404

Grantee's Name Dorrian Doral Johnson  
Mailing Address 209 Kings Crest Lane  
Pelham, AL 35124

Property Address 109 Cedar Bend Dive  
Helena, AL 35080

Date of Sale 3/18/24  
Total Purchase Price \$ \$227,900.00  
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
- Sales Contract
- Closing
- 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 3/14/2024

Print Angela Nicholas

Unattested  
(verified by)

Sign Angela Nicholas  
(Grantor/Grantee/Owner/Agent) circle one

Print Form