

This Instrument was prepared by:
Gregory D Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Robert Daryl Payton
Connie Payton
60174 Hwy 116
Montevallo, AL 35115

WARRANTY DEED

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

That in consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND and 00/100 Dollars (\$475,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Mark D. Johnston, a married man, and Ruth J. Worsham, a married woman, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Robert Daryl Payton and Connie Payton, husband and wife (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$375,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of either Grantor nor that of their spouses.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

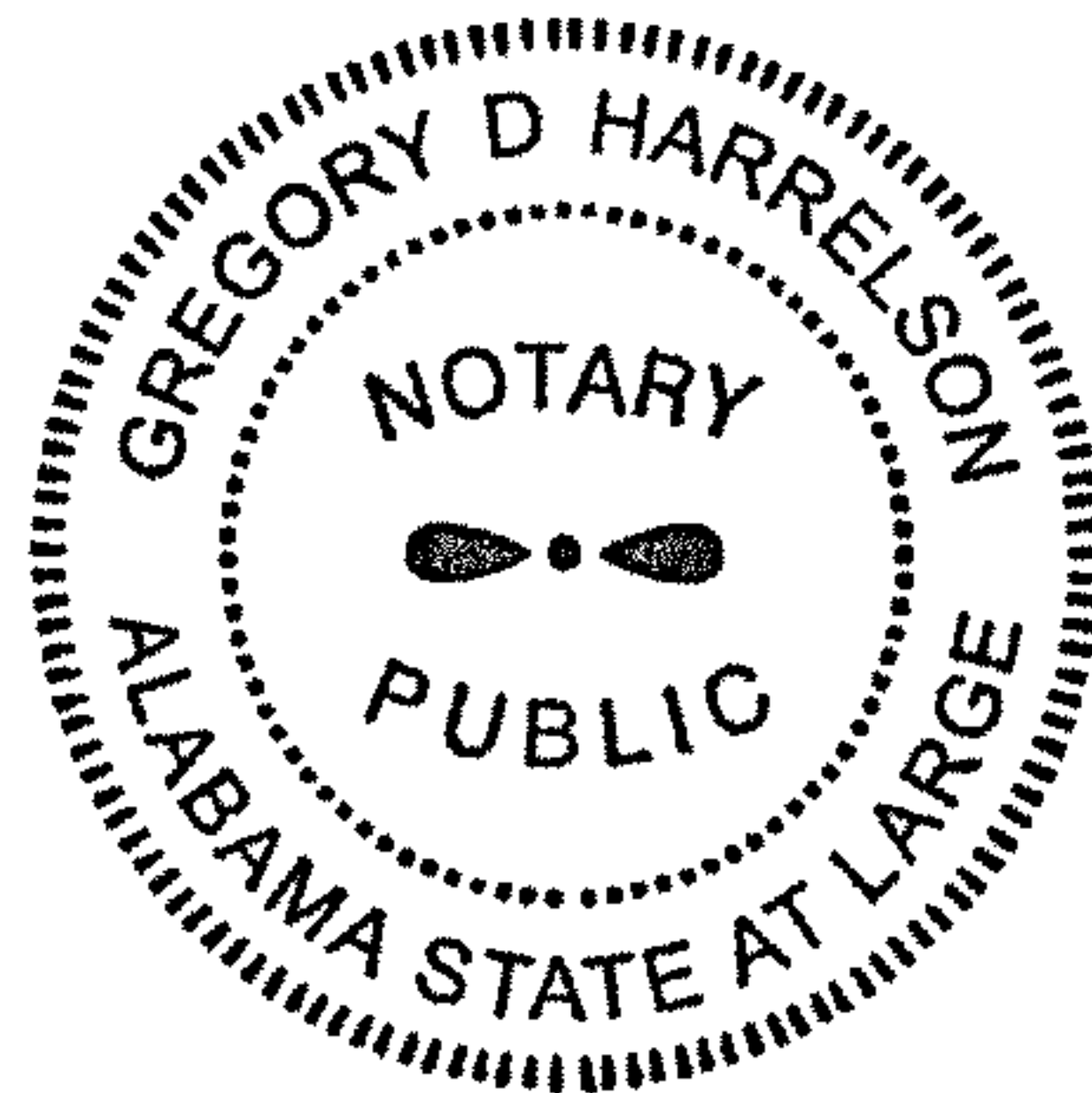
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 27th day of March, 2024.


Mark D. Johnston

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark D. Johnston, 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, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this the 27th day of March, 2024.




NOTARY PUBLIC

My Commission Expires: 8/21/27

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 26 day of March, 2024.



Ruth J. Worsham

STATE OF FLORIDA)
COUNTY OF St. Lucie

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth J. Worsham, 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 the 26 day of March, 2024.



NOTARY PUBLIC

My Commission Expires: _____

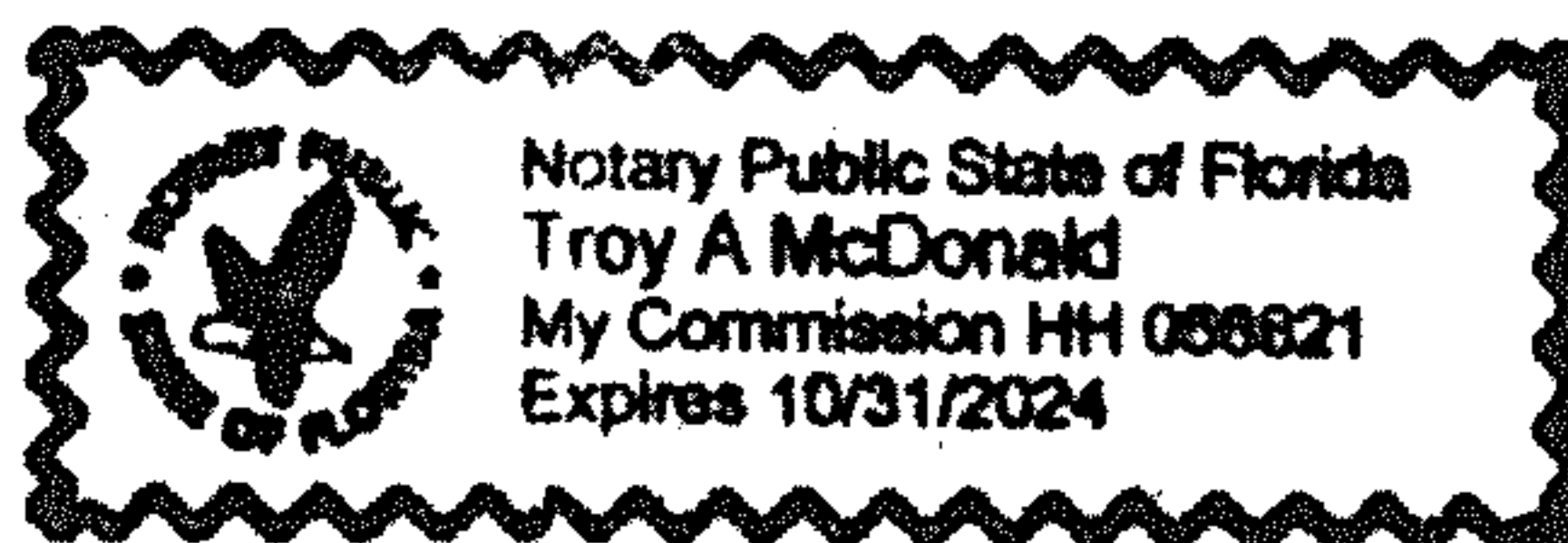


EXHIBIT "A"

Legal Description:

A lot or parcel of land in the Southwest quarter of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGINNING at the southeast corner of the southeast quarter of the Southwest quarter of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 02° 40' 16" West along the east line of said quarter-quarter section a distance of 322.50 feet to a found rebar corner; Thence run North 89° 59' 56" West a distance of 1,279.00 feet to a found rebar corner on the easterly margin of Shelby County Highway No. 16; Thence run South 02° 38' 37" East along said margin of said highway a distance of 73.00 feet to a set capped rebar corner; Thence run South 89° 47' 50" East a distance of 337.43 feet to a set capped rebar corner; Thence run South 03° 00' 06" East a distance of 252.84 feet to a set capped rebar corner on the south line of same said quarter-quarter section; Thence run South 89° 43' 48" East along said quarter-quarter section line a distance of 940.00 feet to the POINT OF BEGINNING, containing 7.58 acres, more or less.

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

Grantor's Name Mark D Johnston
 Mailing Address Ruth Worsham
6198 Hwy 16
Montevallo, AL 35115

Grantee's Name Robert Daryl Payton
 Mailing Address Connie Payton
50 Pamela Dr
Calera, AL 35040

Property Address 6174 Co Rd 16
Montevallo, AL 35115

Date of Sale 03/27/2024
 Total Purchase Price \$ 475,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/05/2024 12:39:41 PM
 \$134.00 BRITTANI
 20240405000096580

Alvin S. Boyd

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 3/27/24

Print Mark D Johnston

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)