

Send Tax Notice to:

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

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

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Chris M. Johnson, II, a married man, and his wife, Beth Johnson** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Venice G. Bivins, a married woman, and her husband, Antonio Bivins** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being Lot No. 230, Final Plat of Forest Ridge, Phase 2, of record in Plat Book 32, Page 62, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

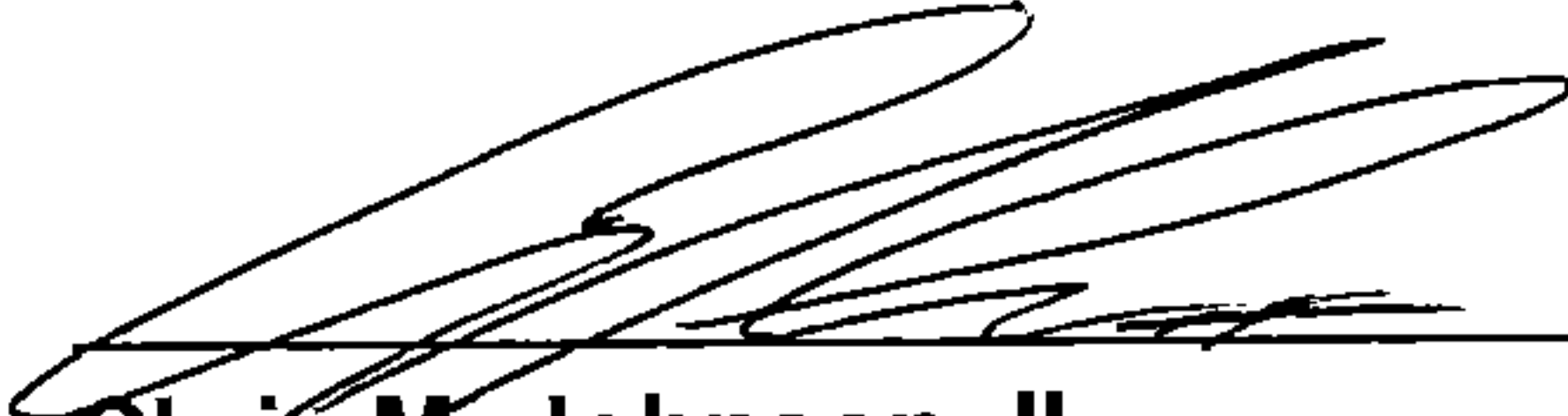
TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

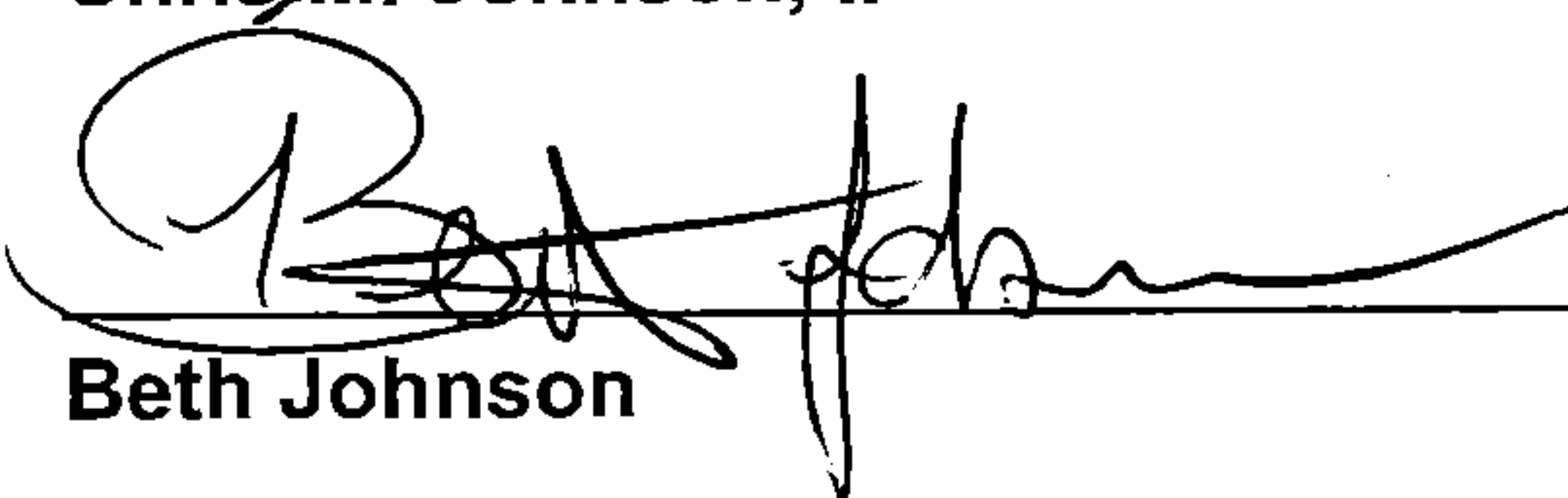
And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of April, 2024.

Property Address: 251 Timber Ridge Circle, Alabaster, AL 35007

A MORTGAGE IN THE AMOUNT OF \$399,628.00 IS BEING APPLIED


Chris M. Johnson, II


Beth Johnson

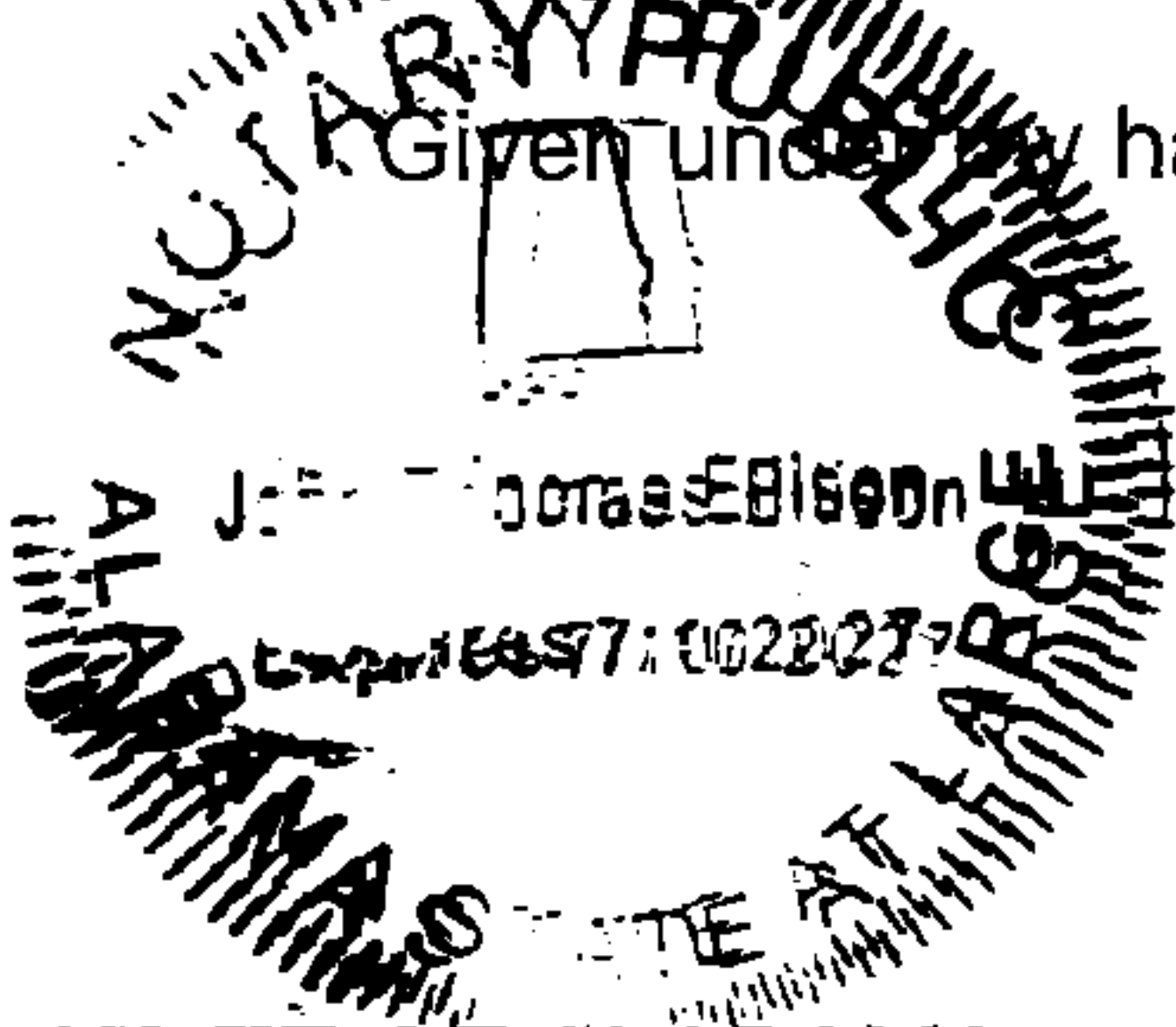
STATE OF ALABAMA)

Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, John Ellison, a Notary Public in and for said County, in said State, hereby certify that **Chris M. Johnson, II**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, 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 26th day of April, 2024.



John Ellison
NOTARY PUBLIC

My Commission Expires: 7-10-2027

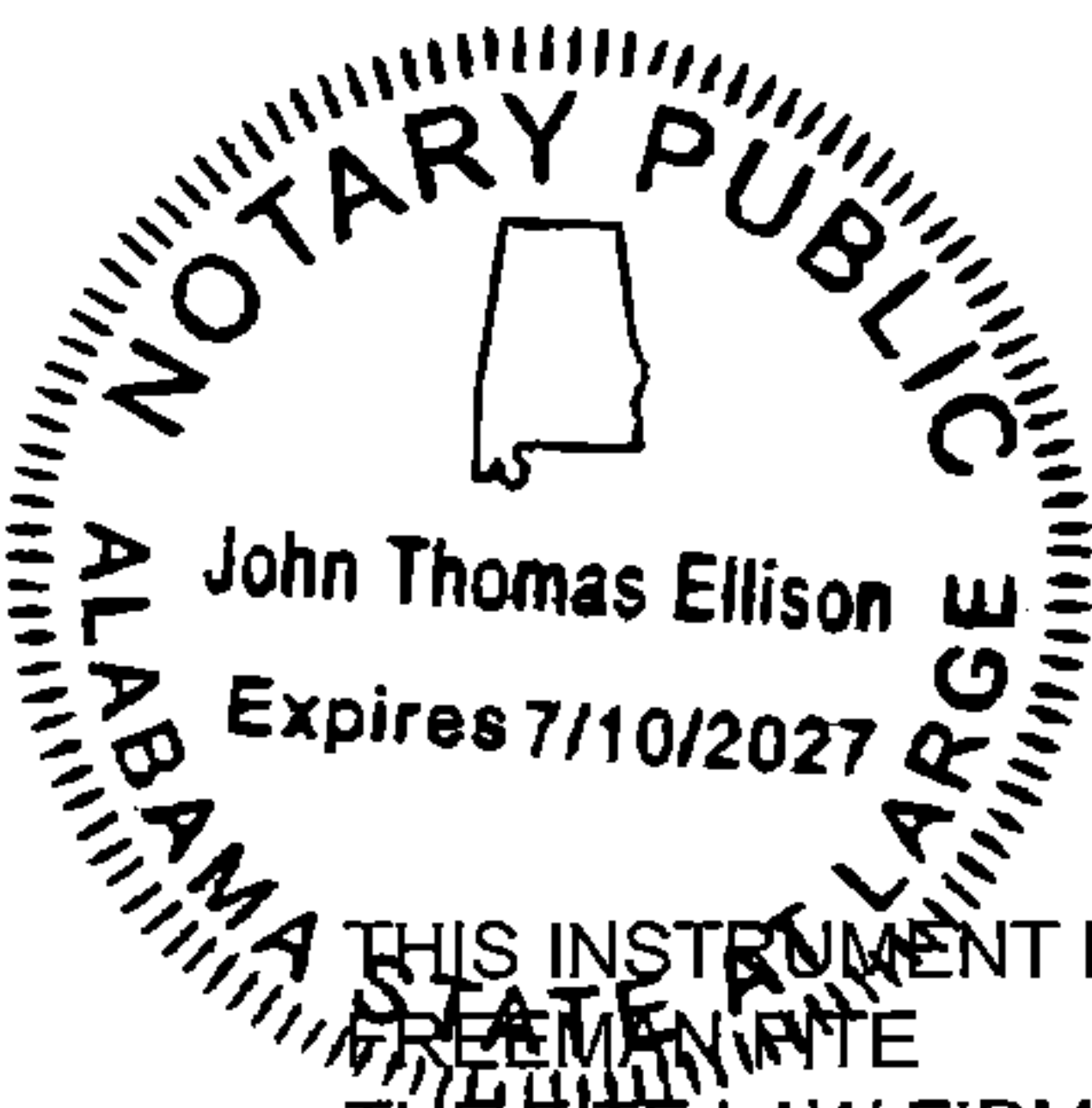
STATE OF ALABAMA)

Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, John Ellison, a Notary Public in and for said County, in said State, hereby certify that **Beth Johnson**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, 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 26th day of April, 2024



John Ellison
NOTARY PUBLIC

My Commission Expires: 7/10/27

THIS INSTRUMENT PREPARED BY
J. FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Real Estate Sales Validation Form

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

Grantor's Name:	Chris M Johnson, II and Beth Johnson	Grantee's Name:	Venice G Bivins and Antonio Bivins
Mailing Address:		Mailing Address:	251 Timber Ridge Cir. Alabaster, AL 35007

Property Address:	251 Timber Ridge Circle	Date of Sale:	04/25/24
	Alabaster, AL 35007	Total Purchase Price	407,000.00
		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 checked="" type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

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.

Dale of Sale – the date on which interest to the property was conveyed.

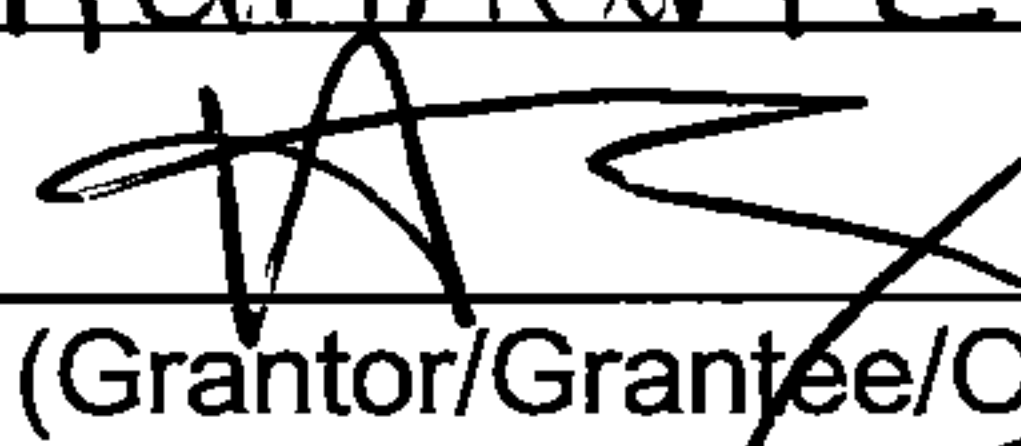
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 the 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: 4/30/24 Print: Hannah Ellenburg

Unattested: _____ Sign:  _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2024 08:02:50 AM
\$35.50 BRITTANI
20240501000126140

Alvin S. Boyd