



20240819000257510 1/3 \$212.50
Shelby Cnty Judge of Probate, AL
08/19/2024 11:04:30 AM FILED/CERT

This instrument prepared by:
Joshua S. Inman
Inman & Associates LLC
500 2nd Avenue South
Clanton, AL 35045

WARRANTY DEED

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Thousand and 00/100 (\$1,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Joe F. Johnson Sr.** a married person (herein referred to as grantors), do grant, bargain, sell and convey unto **Joe F. Johnson Sr.** for the duration of his natural lifetime, specifically including the exclusive right during said period to use, occupy and enjoy the captioned property and upon his death to **Joe F. Johnson Jr.** (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 104, according to the Survey of Waterford Village, Sector 2, as recorded in Map Book 30, Page 112, in the Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

Grantor herein certifies that the above-described property constitutes no part of his present marital homestead.

Deed Reference: Instrument # 20130123000029340

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And said grantor does for itself and for its successors and assigns covenant with the said grantee, its successors and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/19/2024
State of Alabama
Deed Tax: \$184.50

20240819000257510 2/3 \$212.50
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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 15th day of August 2024.

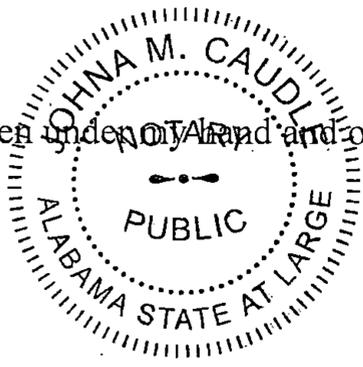
Joe F. Johnson Sr.
Joe F. Johnson Sr.

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe F. Johnson Sr., whose names are signed to the foregoing conveyance, and who are 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 15th day of August 2024.



Johanna M. Caudle
Notary Public
6-28-25

Address of Grantee:
1156 Village Trail
Calera, AL 35040

Address of Grantor:
736 County Road 505
Marbury, AL 36051

Property Address:
1156 Village Trail
Calera, AL 35040

THE PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE CAPTIONED LANDS AND MAKES NO CERTIFICATION AS TO THE STATUS OF THE SAME.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Joe F. JOHNSON Sr.
Mailing Address 736 COUNTY ROAD 505
MARKING, AL 36051

Grantee's Name Joe F. JOHNSON Jr.
Mailing Address 1156 Village Trail
CALEVA, AL 35040

Property Address 1156 Village Trail
CALEVA, AL 35040

Date of Sale 8-15-2024
Total Purchase Price \$ 1,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 184,300.00

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 - Adding Life Estate

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 8-15-2024

Print Johnna M. Caudle

____ Unattested _____
(verified by)

Sign Johnna M. Caudle Attorney
(Grantor/Grantee/Owner/Agent) circle one

