



20241211000380130 1/3 \$128.50
Shelby Cnty Judge of Probate, AL
12/11/2024 09:11:49 AM FILED/CERT

Prepared By:
Kenneth W. Battles, Sr., Esq.
Battles Law Firm, LLC
Post Office Box 352
Pinson, Alabama 35126
File No. L24-07200

Grantors Address:
Heirs of Ila Johnson
6490 Cambridge Road
Pinson, Alabama 35126

Grantees Address/
Send Tax Notice To:
Barry Johnson

STATE OF ALABAMA)
SHELBY COUNTY)

DEED TO CLEAR TITLE
TITLE NOT EXAMINED

WARRANTY DEED

THIS DEED, made and entered into this the _____ day of _____, 2024,
by and between the **heirs of Ila Johnson**, being Amye Dale Johnson, Aubrey H. Johnson, Jr., Barry
Johnson, and Brett Dollar, herein called "**GRANTORS**," and **Barry Johnson**, herein called "**GRANTEE**."

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **TEN AND 00/100 DOLLARS (\$10.00)**, **AND TO CLEAR TITLE**, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the **heirs of Ila Johnson**, being Amye Dale Johnson, Aubrey H. Johnson, Barry Johnson, and Brett Dollar, as Grantors, have this day bargained and sold and by these presents do hereby grant, sell, transfer and convey unto said Grantee, **Barry Johnson**, a certain tract or parcel of land situated in **Shelby County, Alabama**, and being more particularly described as follows:

From the Northwest corner of the NE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 West, run easterly along the north boundary line of said NE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 West, for 666.04 feet; Thence turn an angle of 88 degrees 34 minutes to the right and run Southerly 510.3 feet to the point of beginning of the land herein described and conveyed; Thence continue Southerly along the last said course for 210.0 feet; Thence turn an angle of 82 degrees, 23 minutes to the left and run Southeasterly 210.0 feet; Thence turn an angle of 97 degrees 37 minutes to the left and run Northerly 210.0 feet; Thence turn an angle of 82 degrees 23 minutes to the left and run Northeasterly 210.0 feet to the point of beginning.

This land being a part of the NE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 West and being One acre, more or less.

SUBJECT TO TAXES FOR 2024, AND SUBSEQUENT YEARS.
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

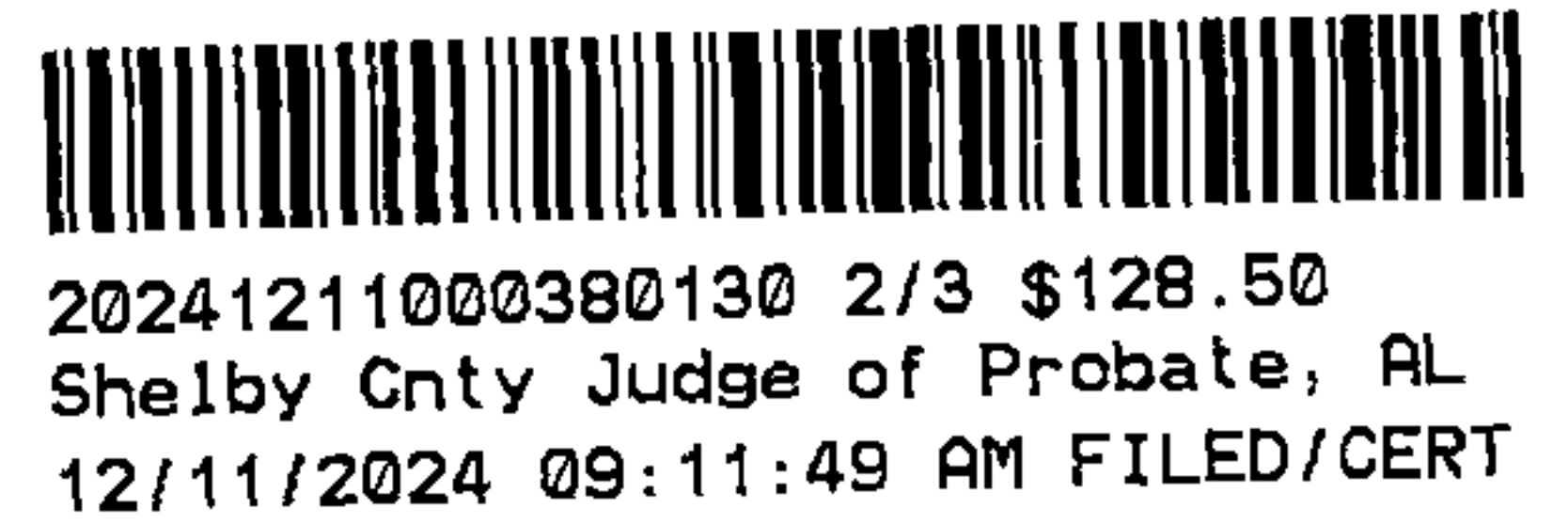
This deed is being executed and recorded to clear title to said property. The Grantors are all of the heirs of Ila Johnson, who was one of the Grantees in that deed recorded March 9, 1968, in Deed Book 252, Page 212, in the Probate Office in Shelby County, Alabama. The other Grantee, Ancia H. Johnson, aka Ancia Hayes 'Shorty' Johnson, predeceased Ila Johnson, having died on or about January 27, 1990. Ila Johnson died on or about May 27, 2001. Ancia H. Johnson and Ila Johnson had one child, Aubrey Hayes Johnson, who died December 21, 1995, leaving his surviving wife, Amye Dale Johnson, who is executing this deed to clear title. Aubrey Hayes Johnson and Amye Dale Johnson had three (3) children, Candise Elaine Johnson Dollar, Aubrey H. Johnson, Jr., and Barry Johnson. Candise Elaine Johnson Dollar has passed, having died on or about April 1, 2023, and did not have any children and leaving only her surviving spouse, Brett Dollar, who is also executing this Warranty Deed to clear title. There is not currently a Probate Estate filed for Candise Elaine Johnson Dollar and none are expected to be filed. All debts of Candise Elaine Johnson Dollar have been paid in full and no others are expected. This property has never been the homestead of any of the Grantors or their spouses. All of the Grantors are executing this deed to clear title.

TO HAVE AND TO HOLD unto the said Grantee for and during their life forever, together with every contingent remainder and right of reversion.

Grantors do for themselves, their heirs, executors and administrators covenant with said Grantee, their heirs and assigns, that they are lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend the title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

Shelby County, AL 12/11/2024
State of Alabama
Deed Tax: \$98.50



IN WITNESS WHEREOF, all of the said heirs of Ila Johnson, being Amye Dale Johnson, Aubrey H. Johnson, Barry Johnson, and Brett Dollar, as Grantors, have hereto set their signatures and seals this the 27th day of November, 2024.

<u>Amye Dale Johnson</u> Amye Dale Johnson	<u>Aubrey H. Johnson, Jr.</u> Aubrey H. Johnson, Jr.
<u>Barry Johnson</u> Barry Johnson	<u>Brett Dollar</u> Brett Dollar

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned Notary Public, hereby certify that Amye Dale Johnson, 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 foregoing conveyance, she executed the same voluntarily.

Given under my hand and seal this the 27 day of November, 2024.

Taneria McNeal
Notary Public

My Commission Expires:

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned Notary Public, hereby certify that Aubrey H. Johnson, Jr., 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 foregoing conveyance, she executed the same voluntarily.

Given under my hand and seal this the 27 day of November, 2024.

Taneria McNeal
Notary Public

My Commission Expires:

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned Notary Public, hereby certify that Brett Dollar, 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 foregoing conveyance, she executed the same voluntarily.

Given under my hand and seal this the 27 day of November, 2024.

Taneria McNeal
Notary Public

My Commission Expires:

STATE OF ALABAMA)
Jefferson COUNTY)

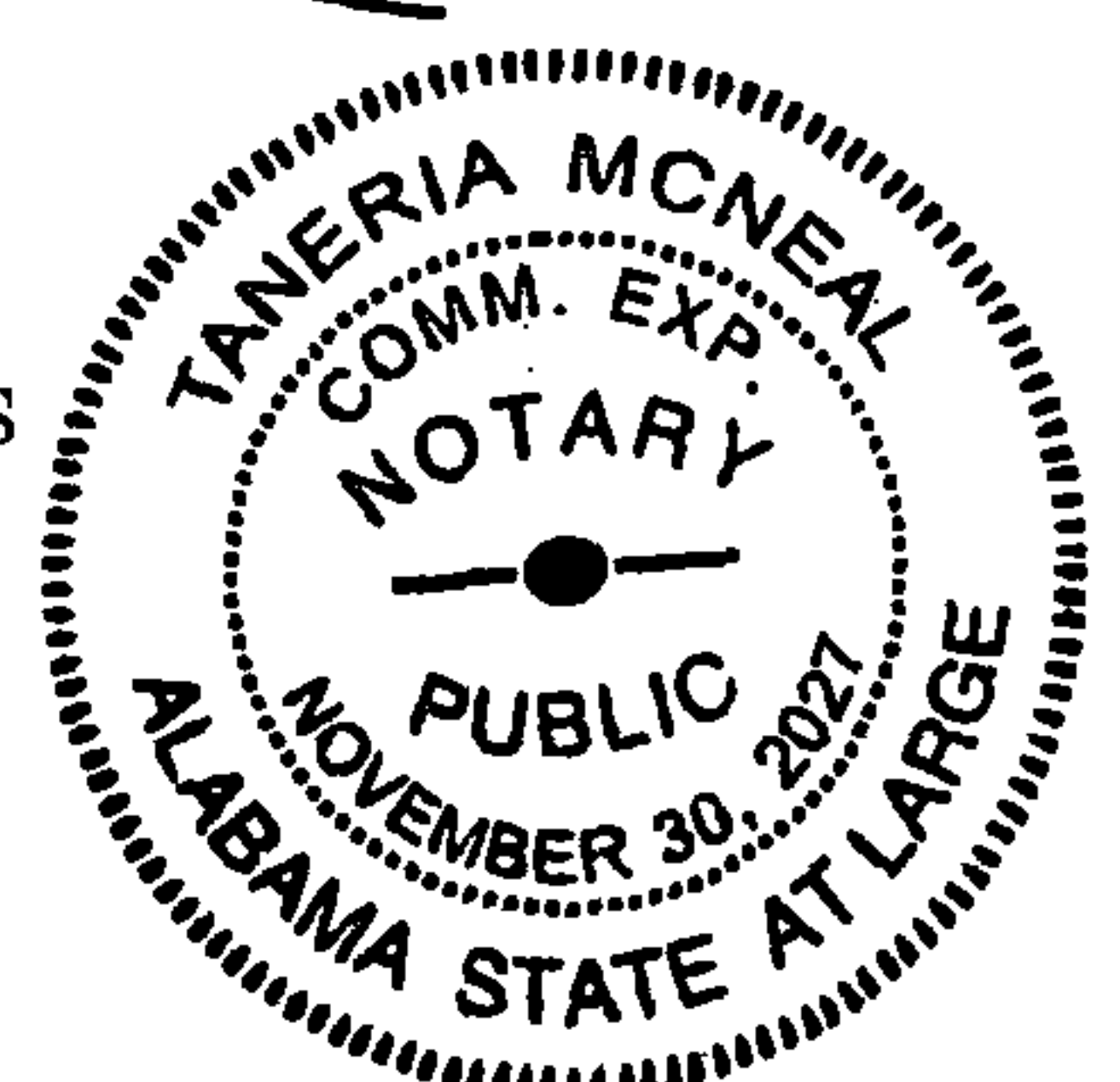
I, the undersigned Notary Public, hereby certify that Barry Johnson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, she executed the same voluntarily.

Given under my hand and seal this the 27 day of November, 2024.

Taneria McNeal
Notary Public

My Commission Expires: November 30, 2027

THIS DEED WAS PREPARED BASED ON INFORMATION FROM THE GRANTORS
WITHOUT A TITLE SEARCH, AND THE PREPARER MAKES NO WARRANTIES
OR GUARANTIES OF TITLE OR THE LEGAL DESCRIPTION.



Real Estate Sales Validation Form

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

Grantor's Name Heirs of Ila Johnson
Mailing Address 5530 Jeremiah Lane
Birmingham, Alabama 35235

Grantee's Name Barry Johnson
Mailing Address 912 Cleernont Dr
Huntsville, AL
35801

Property Address 151 Bishop Lane
Indian Springs, Alabama 35124
Parcel No. 10.08.27.0.001.030.000

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 98,340.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Alabama Tax Office
☐ 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 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 _____

Print Barry Johnson

☒ Unattested

(verified by)

Sign

Barry Johnson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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