

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
JENNIFER ANNE WALLACH
552 OLD CAHABA DR
HELENA AL 35080

Know all men by these presents:

That in consideration of FOUR HUNDRED TWENTY THREE THOUSAND AND 00/100 (\$ 423,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, STEPHEN TODD JOHNSON AND WIFE, ALLISON JOHNSON (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: JENNIFER ANNE WALLACH (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 33, according to the Map and Survey of Old Cahaba 11-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama.

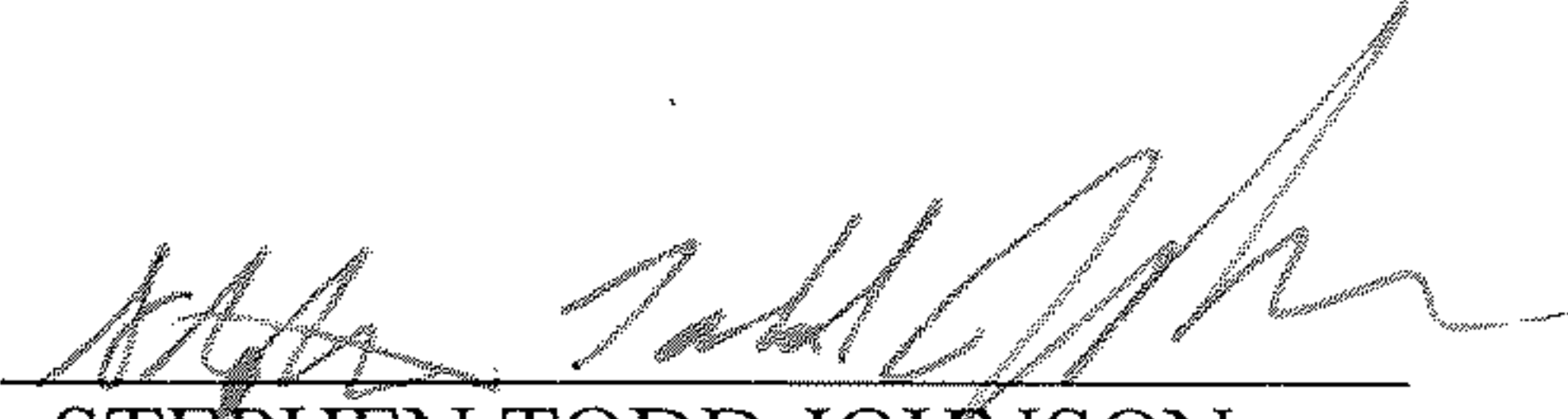
Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$332,350.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators 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/We have hereunto set my/our hand(s) and seal(s), this 17th day of July, 2025



STEPHEN TODD JOHNSON


ALLISON JOHNSON

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

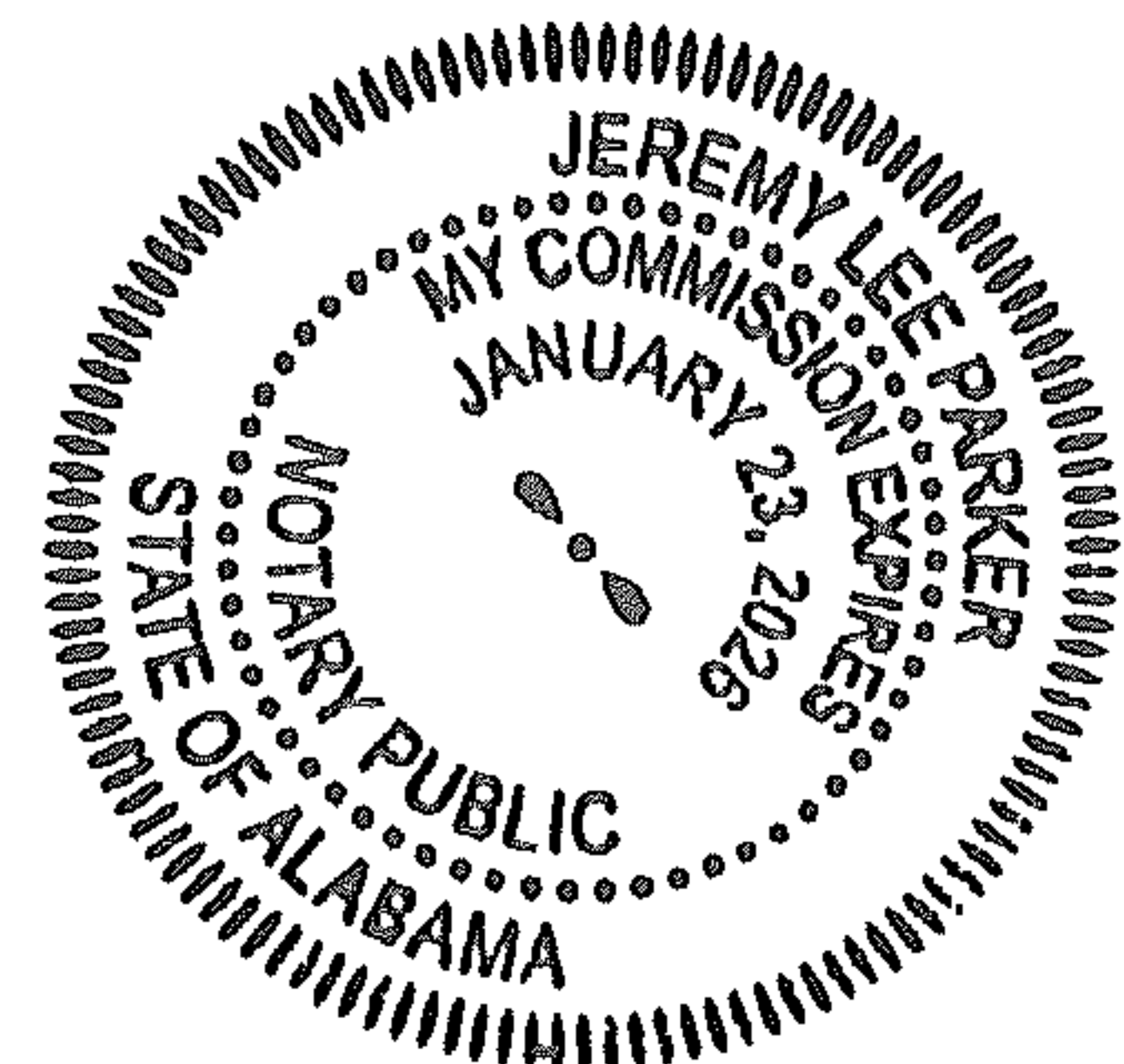
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that STEPHEN TODD JOHNSON ALLISON JOHNSON whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 17th day of July, 2025



NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226



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

Grantor's Name	STEPHEN TODD JOHNSON and ALLISON JOHNSON	Grantee's Name	JENNIFER ANNE WALLACH
Mailing Address	552 Old Cahaba Drive Helena, AL 35080		552 OLD CAHABA DR HELENA AL 35080
Property Address	552 Old Cahaba Drive Helena, AL 35080	Date of Sale	July 17, 2025
		Total Purchase Price	\$423,000.00
		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 type="checkbox"/> Sales Contract | <input type="checkbox"/> Other to |
| <input checked="" type="checkbox"/> 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: 07/17/2025

Print: STEPHEN TODD JOHNSON
 Sign: 
 Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2025 03:04:54 PM
\$119.00 JOANN
20250728000228850

Allison Bevil