

This instrument was prepared by:  
Justin N. Smitherman, Esq.  
173 Tucker Road STE 201  
Helena, AL 35080

Send Tax Notice to:  
The Johnson-Ortiz  
Family Living Trust  
1932 Arbor Court  
Hoover, AL 35244

STATE OF ALABAMA  
COUNTY OF SHELBY

}

WARRANTY DEED

*KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of One (\$1.00) Dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Erik Johnson and Xiomara Ortiz-Ramirez, husband and wife** (herein referred to as "GRANTOR" whether one or more) does grant, bargain, sell and convey unto **Erik Jason Johnson and Xiomara Ortiz-Ramirez**, as trustees of **The Johnson-Ortiz Family Living Trust**, u/d/t, dated January 9, 2026 (herein referred to as "GRANTEE" whether one or more), in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 7, according to the Survey of Final Plat, Arbor Hill, Phase 1, as recorded in Map Book 31, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

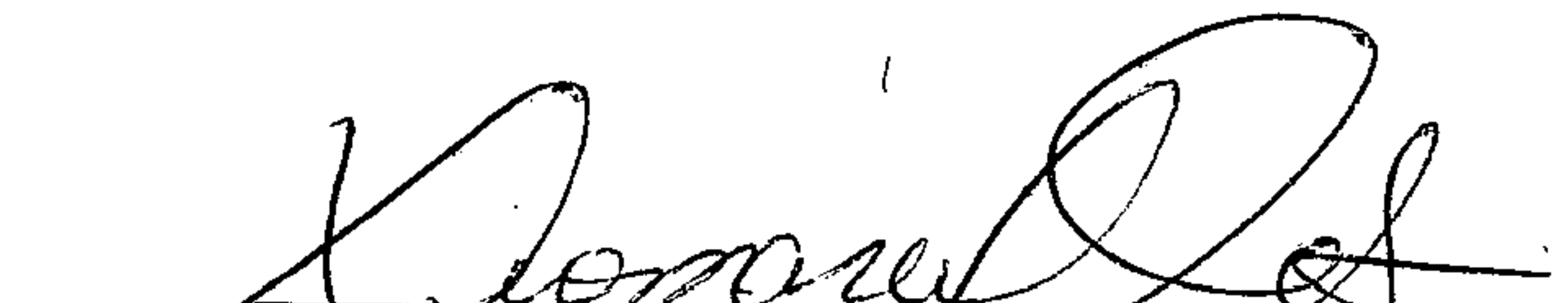
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT

HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his/her/their hand(s) and seal(s) this 9th day of January, 2026.

  
Erik Johnson

  
Xiomara Ortiz-Ramirez

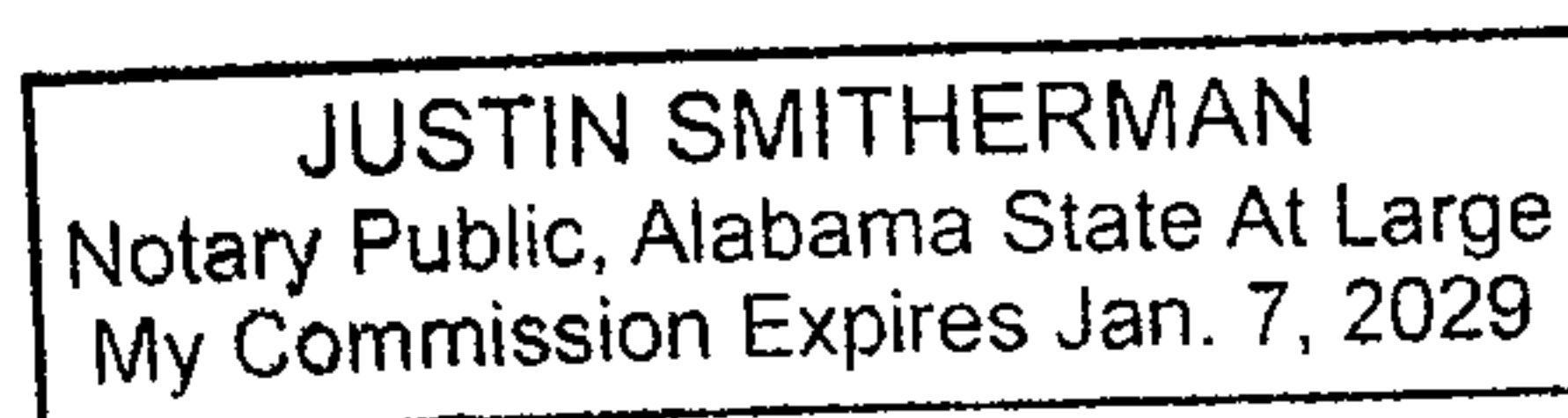
STATE OF ALABAMA  
SHELBY COUNTY


}

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Erik Johnson** and **Xiomara Ortiz-Ramirez** whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they executed the same voluntarily.

Given under my hand and official seal this 9th day of January, 2026.



  
Notary Public  
My Commission Expires: 1/7/29

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

Grantor's Name Erik Johnson  
 Mailing Address Xiomara Ortiz-Ramirez  
1932 Arbor Court  
Hoover, AL 35244

Grantee's Name The Johnson-Ortiz Family Living Trust  
 Mailing Address 1932 Arbor Court  
Hoover, AL 35244

Property Address 1932 Arbor Court  
Hoover, AL 35244  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 01/09/2026  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 452,600.00

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 Tax Assessor's Value  
☐ 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 01/09/2026

Filed and Recorded

Print Erik Johnson

Official Public Records

Attested Judge of Probate, Shelby County Alabama, County Clerk Sign \_\_\_\_\_(verified by)  
Shelby County, AL

01/09/2026 03:46:34 PM

\$482.00 JOANN

20260109000008980

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1***Allen S. Bayl*