

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:  
DONALD MURRILL BOTTA

William E. Swatek  
230 Bearden Road  
Pelham, AL 35124



20160315000082750 1/3 \$295.00  
Shelby Cnty Judge of Probate, AL  
03/15/2016 11:21:44 AM FILED/CERT

\*\*\*\*TITLE NOT EXAMINED\*\*\*\*\*

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Donald M. Botta**, a married man (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto **Donald Murrill Botta and wife, Frances Elizabeth Botta** (herein referred to as Grantees, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in SHELBY County, Alabama, to wit:

See Attached Legal Description

TO HAVE AND TO HOLD, to the said GRANTEES, 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 said Grantee, his/her/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 stated 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 Grantee, his/her/their heirs and assigns forever, against the lawful claims of all persons.

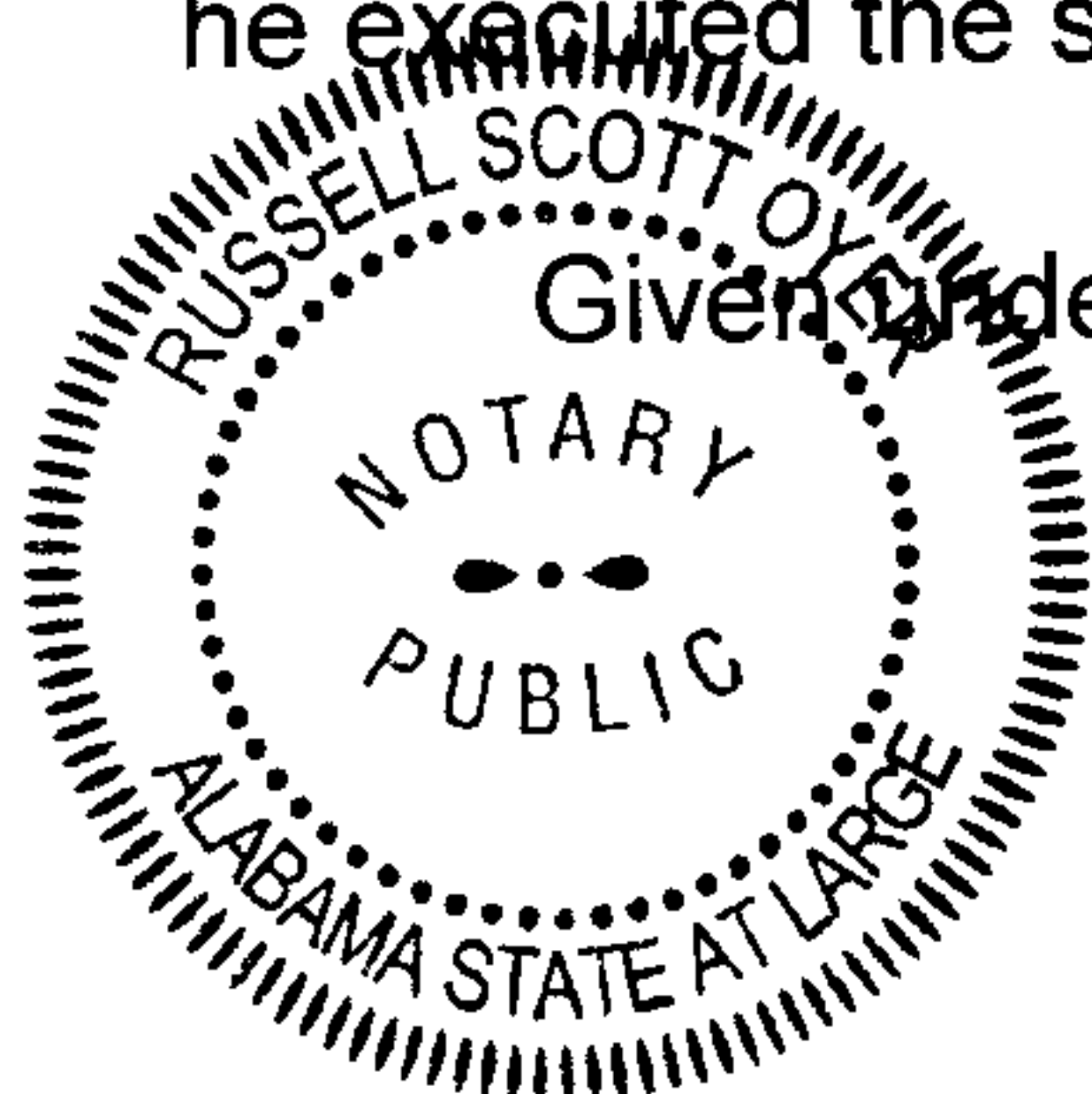
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 22<sup>nd</sup> day of April, 2015.

Shelby County, AL 03/15/2016  
State of Alabama  
Deed Tax: \$275.00

Donald Murrill Botta  
Donald Murrill Botta

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Donald Murrill Botta** whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 23<sup>rd</sup> day of April, 2015.

Russell Oyer  
Notary Public  
Commission Expires: \_\_\_\_\_

Notary Public - Alabama State At Large  
My Commission Expires  
March 21, 2017  
Bonded Thru Notary Public Underwriters

And as shown on the right of way map of Project No. STPAA458(1) of record in the Alabama Department of Transportation, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the property plat attached hereto and made a part hereof:

A part of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 11, Township 21 South, Range 3 West, identified as Tract No. 24, Project No. STPAA458(1), Shelby County, Alabama, and being more fully described as follows:

Commence at the southwest corner of said NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , thence east along the south line of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  a distance of 660 feet, more or less, to the present northwest right of way line of Alabama Highway 119; thence northeasterly along said right of way line a distance of 357 feet, more or less, to the center of Buck Creek, the south property line and the point of beginning of the property herein to be conveyed; thence continue northeasterly along said right of way line a distance of 318 feet, more or less, to the northeast property corner; thence southwesterly along the north property line, along a curve to the right, having a radius of 25 feet, a distance of 30 feet, more or less, to a point that is 75 feet northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1); thence southwesterly, parallel with said centerline, along a curve to the right (concave northwesterly), a distance of 193 feet, more or less, to a point that is 75 feet northwesterly of and at right angles to the centerline of said Project at Station 487+00; thence southwesterly along a line which, if extended, would intersect a point that is 90 feet northwesterly of and at right angles to said centerline at Station 485+00 a distance of 112 feet, more or less, to the center of Buck Creek, the southwest property line; thence easterly along said property line a distance of 21 feet, more or less, to the point of beginning. Containing 0.107 acre, more or less.



20160315000082750 2/3 \$295 00  
Shelby Cnty Judge of Probate, AL  
03/15/2016 11:21:44 AM FILED/CERT



**Real Estate Sales Validation Form**

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

**Grantor's Name** Donald M. Botta  
**Mailing Address** 1545 Caribbean Circle  
Alabaster, AL 35007

**Grantee's Name** Donald Murrill Botta  
**Mailing Address** Frances Elizabeth Botta  
1545 Caribbean Circle  
Alabaster, AL 35007

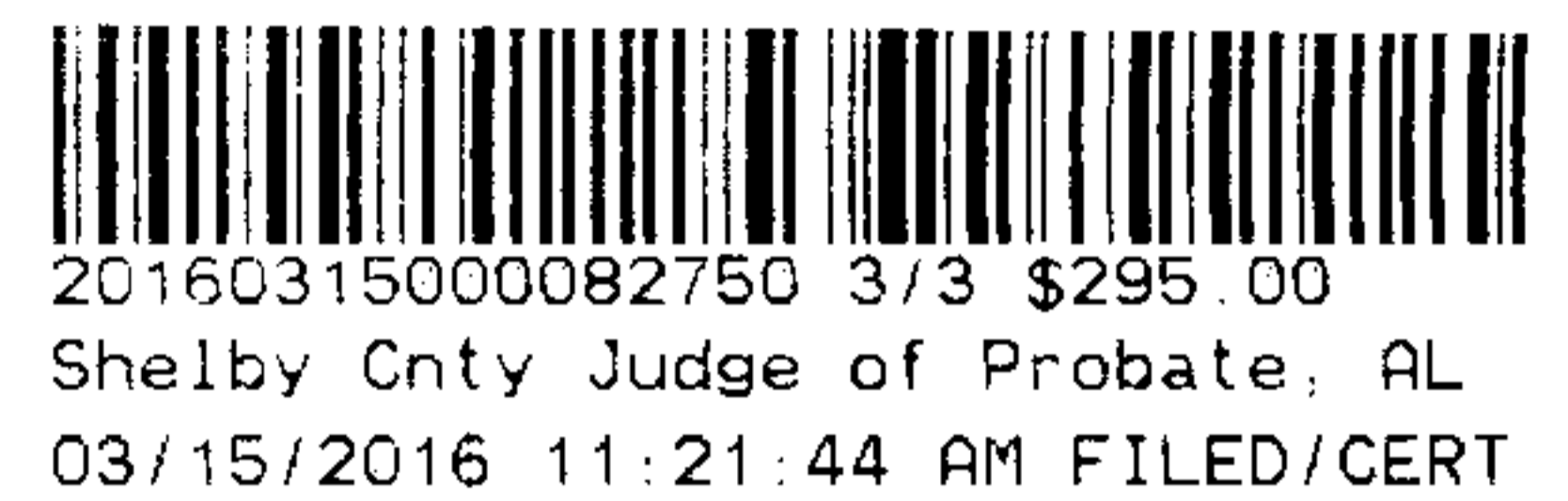
**Property Address** 9680 AL-119  
Alabaster, AL 35007

**Date of Sale** \_\_\_\_\_  
**Total Purchase Price \$** \_\_\_\_\_  
or  
**Actual Value \$** 274,600.00  
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)

**Bill of Sale**  
 **Sales Contract**  
 **Closing Statement**

**Appraisal**  
 **Other**



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 William E. Swatek

Unattested

(verified by)

Sign Attorney

(Grantor/Grantee/Owner/Agent) circle one