

This Instrument Prepared By:

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PREPARER HAS NOT RESEARCHED TITLE

Send Tax Notice to Grantees Address:

John Boyle and Paige H. Boyle
446 Forest Lakes Drive
Sterrett, Alabama 35147



20181217000439290 1/3 \$144.00
Shelby Cnty Judge of Probate, AL
12/17/2018 12:44:10 PM FILED/CERT

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TEN DOLLARS AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned Grantors **RICHARD L. EVANSON, JERRILYN K. EVANSON, and PAIGE H. BOYLE**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JOHN BOYLE and PAIGE H. BOYLE husband and wife**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 160, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, at Page 26 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 32, Page 26 A & B.
7. Easement to Alabama Power Company recorded in Book 126, at Page 191, Book 16, Page 323, and Book 236, Page 829.
8. Easement to Shelby County recorded in Instrument No. 1993-03955; 1993-03957; 1993-03960; 1993-03961; 1993-03964; 1993-03965 and 1993-03966.
9. Easement to Alabama Power Company recorded in Instrument No. 2004010200000390.
10. Title to all minerals within and underlying the premises together with all mining rights and other rights privileges and immunities relating thereto as reserved in Book 53, at Page 262 and Deed Book 331, at Page 262.

Shelby County, AL 12/17/2018
State of Alabama
Deed Tax: \$122.00

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 Grantees, for and during their lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said Grantors, Grantors' heirs, successors, executors and administrators, covenant with Grantees, and with Grantees' heirs and assigns, that Grantors are 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 Shelby County; and that Grantors will, and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this day of February 5th, 2016.

GRANTORS:

Richard L. Evanson
Richard L. Evanson

Jerrilyn K. Evanson
Jerrilyn K. Evanson

Paige H. Boyle
Paige H. Boyle

**STATE OF ALABAMA
COUNTY OF SHELBY**

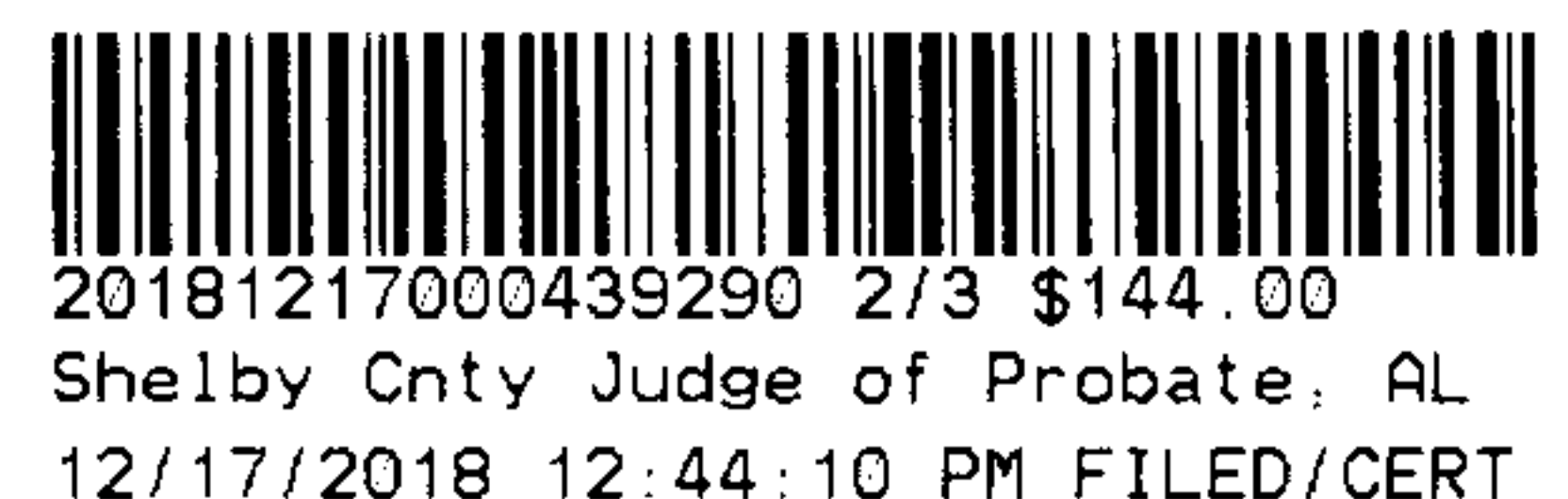
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Richard L. Evanson, Jerrilyn K. Evanson, and Paige H. Boyle, whose names are each signed to the above and foregoing conveyance, and who are each known to me, or have been made known to me, acknowledged before me on this day that, being informed of the contents of this instrument, each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 5th day of February, 2016.

Lee Ann Alexander
Notary Public

My Commission Expires: 9/11/14

SEAL



Real Estate Sales Validation Form

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

Grantor's Name RICHARD L. EVANSON
Mailing Address JERRILYN K. EVANSON
PAIGE A. BOYLE

Grantee's Name JOHN BOYLE, PAIGE BOYLE
Mailing Address SAME

Property Address 446 FOREST LAKES DR.
Sterrett, AL.
35147

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 243,500 121,750

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 12-17-18

Print PAIGE A. BOYLE

Unattested

Sign Paige A. Boyle

Grantor/Grantee/Owner/Agent) circle one

(verified hv)



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Form RT-1