



20110315000084570 1/2 \$45.00  
Shelby Cnty Judge of Probate, AL  
03/15/2011 02:44:46 PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH**

This instrument was prepared by

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to: John D. Bolling

(Name) Ida Sims Bolling

(Address) P O Box 276

Montevallo, AL 35115

**MINIMUM VALUE: \$30,000.00**

**Warranty Deed, Jointly For Life With Remainder To Survivor**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR AND GOOD AND VALUABLE CONSIDERATION** -----**DOLLARS**  
to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

**JOHN D. BOLLING and wife, IDA SIMS BOLLING**

(herein referred to as Grantor whether one or more), hereby grant, bargain, sell and convey unto

**JOHN D. BOLLING and wife, IDA SIMS BOLLING**

(herein referred to as GRANTEES 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** County, Alabama to-wit:

**Lot Numbers 1, 2, 3, 4, and 5, Block C, of Reynolds Addition to South Montevallo, Alabama; more particularly described as follows:**

**Beginning at a point on the Western boundary of Waller Street 100 feet in a northerly direction from the NW corner of the intersection of White and Waller Streets; thence in a westerly direction perpendicular to Waller Street 150 feet; thence in a northerly direction parallel to Waller Street, 150 feet; thence in an easterly direction perpendicular to Waller Street, 150 feet; thence in a southerly direction along the Western boundary of Waller Street, 150 feet to point of beginning, situated in Shelby County, Alabama. Also, commence at the Northeast corner of the above described lot number 3, and proceed in a northerly direction for a distance of 145 feet and parallel to Waller Street, along the Western margin thereof; thence Northwesterly (previously erroneously referenced as "Northeasterly", within hereinafter referenced source of title) for a distance of 125 feet; thence Southwesterly for a distance of 260 feet; thence Easterly for a distance of 85 feet to a point at the Southwest corner of the parcel hereinabove specifically described; thence Northerly for a distance of 150 feet; thence Easterly for a distance of 150 feet to the point of beginning.**

**SUBJECT TO:**

**Property taxes for 2011 and subsequent years.**

**Easements, rights, reservations and restrictions of record.**

**SOURCE OF TITLE:**

**Deed Book 319, Page 36.**

Shelby County, AL 03/15/2011  
State of Alabama  
Deed Tax: \$30.00

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**THE PURPOSE OF THIS DEED IS TO CONVEY THE REAL PROPERTY HEREIN DESCRIBED TO THE GRANTEES JOINTLY, WITH RIGHT OF SURVIVORSHIP.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14 day of March, 2011.

John D. Bolling  
JOHN D. BOLLING

Ida Sims Bolling  
IDA SIMS BOLLING

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **JOHN D. BOLLING and wife, IDA SIMS BOLLING**, whose names are signed to the foregoing conveyance, and who 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 that same bears date.

Given under my hand and official seal, this the 14 day of March, 2011.

Kristal Tochtman  
Notary Public  
My Commission Expires: 8/11/2014