

Parcel I.D. #:

Send Tax Notice To: Jeffrey D. Boomhower,
Trustee
897 Highway 83
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Jeffrey D. Boomhower, and Marlene Boomhower, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Jeffrey D. Boomhower and Marlene Carol Boomhower, as Trustees of The Boomhower Family Asset Management Trust**, hereinafter known as the GRANTEE;

Commence at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 15, Township 19 South, Range 2 East; Thence turn an angle to the left measured from the East line of said quarter-quarter of 44 degrees 14 minutes and run in a Northwesterly direction a distance of 271.50 feet; Thence turn an angel to the left of 90 degrees 00 minutes and run in a Southwesterly direction a distance of 40.0 feet to the Point of Beginning; Thence continue on last described course a distance of 208.71 feet; Thence turn an angle to the right of 90 degrees 00 minutes and run in a Northwesterly direction a distance of 104.35 feet; Thence turn an angle to the right of 90 degrees 00 minutes and run in a Northeasterly direction a distance of 208.71 feet; Thence turn an angle to the right of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 104.35 feet to the Point of Beginning.


Subject to any and all easements, rights of way and restrictions of record.

This property does NOT constitute the Homestead of the Grantor herein.

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded in as Instrument #20100209000039380, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.


TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.


Shelby County, AL 08/06/2012
State of Alabama
Deed Tax: \$68.00


20120806000286590 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
08/06/2012 01:11:41 PM FILED/CERT

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the _____ Day of _____, 2010.

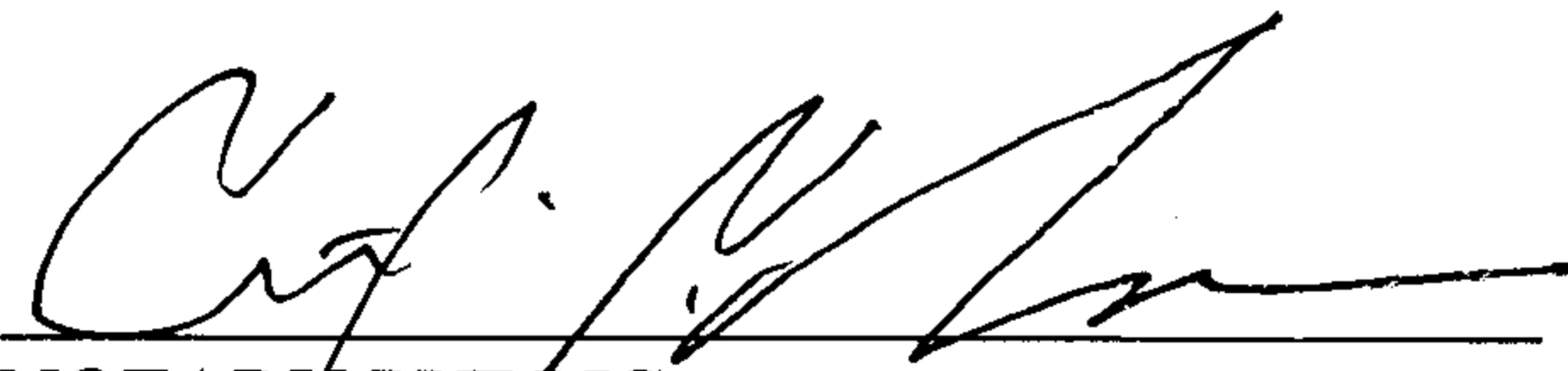

Jeffrey D. Boomhower
Grantor


Marlene Carol Boomhower
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Jeffrey D. Boomhower* and *Marlene Carol Boomhower*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13 Day of April, 2010.


NOTARY PUBLIC
My Commission Expires: 25 March, 2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.



20120806000286590 2/3 \$86.00
Shelby Cnty Judge of Probate, AL
08/06/2012 01:11:41 PM FILED/CERT



20120806000286590 3/3 \$86.00
Shelby Cnty Judge of Probate, AL
08/06/2012 01:11:41 PM 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 Jeffrey D Boomhower
Mailing Address 897 HWY 83
Vincent, AL
35178

Grantee's Name Marlene Carol Boomhower
Mailing Address 897 HWY 83
Vincent, AL
35178

Property Address 141 Phillips Drive
Vincent, AL
35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 67,800

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 8-6-12

☒ Unattested

(verified by)

Print Marlene Carol Boomhower
Sign Marlene Carol Boomhower

(Grantor/Grantee/Owner/Agent) circle one