

20121010001115280 1/1
Bk: LR201218 Pg:5046
Jefferson County, Alabama
I certify this instrument filed on
10/10/2012 04:23:05 PM AFF
Judge of Probate- Alan L. King

Before me, the undersigned authority in and for said State at Large, did on this day personally appear David Ovson, who is known to me and after first being duly sworn, did testify and affirm as follows, to wit:

My name is David Ovson. I am an attorney and am licensed to practice law in the State of Alabama. I am over the age of nineteen years and have personal knowledge of the matters set forth herein.

On or about August 24, 2012, I performed a closing for the following property:

SEE ATTACHED EXHIBIT "A"


The deed from First Commercial Bank to Ralph J. Bolen and Deborah S. Bolen was executed and delivered to me at the time of closing. Prior to recording, the original deed was inadvertently misplaced and cannot be located. A certified true and correct copy of that deed is attached.

This affidavit is being recorded due to the unavailability of the original deed.

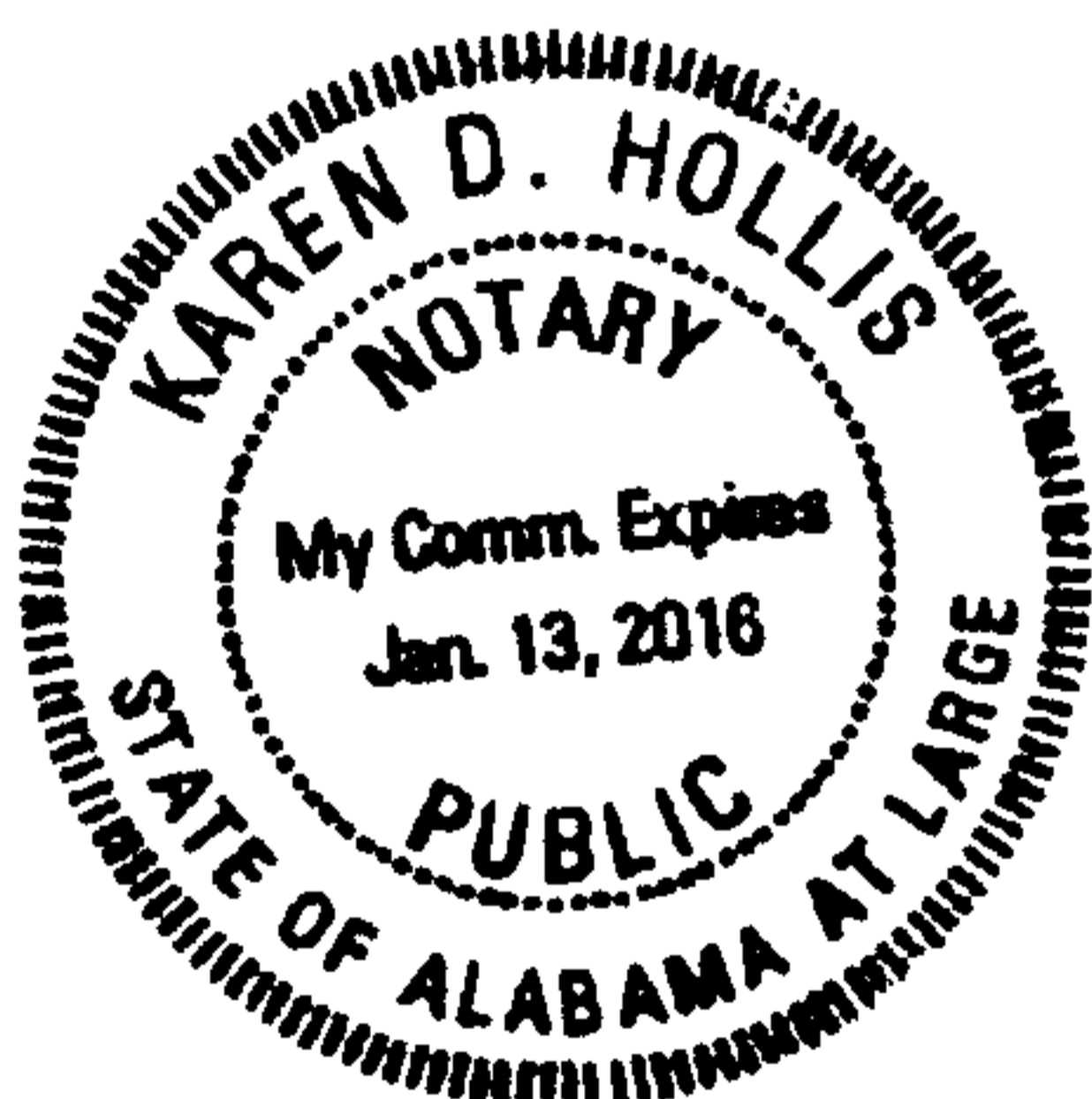
Further, affiant sayeth not.


David Ovson

Sworn and Subscribed before me on this the 4th day of October, 2012.


Notary Public in and for the State of Alabama
At Large

My Commission Expires: _____



20121018000401870 1/4 \$551.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:53:02 PM FILED/CERT

Shelby County, AL 10/18/2012
State of Alabama
Deed Tax: \$530.00

This instrument prepared by:
David Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:
Ralph J. Bolen
Deborah S. Bolen
2930 County HWY 31
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Thirty Thousand and No/100 Dollars (\$530,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, First Commercial Bank, a Division of Synovus Bank (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Ralph J. Bolen and Deborah S. Bolen, (hereinafter GRANTEE), joint tenants with rights of survivorship, all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit "A"


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons claiming under or through grantee herein

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal, August 24, 2012.


Rebecca A. Burbank


Assistant Vice President, First Commercial Bank a Division of Synovus Bank


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Bk: LR201218 Pg:5047
Jefferson County, Alabama
I certify this instrument filed on
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Judge of Probate- Alan L. King

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rebecca A. Burbank, Assistant Vice President, First Commercial Bank a Division of Synovus Bank, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such duly authorized officer executed the same voluntarily for and as the act of said Assistant Vice President.


Given under my hand and official seal this the 24th day of August 2012.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 27, 2017
BONDED TERM NOTARY PUBLIC UNDERWRITTEN

My Commission Expires: _____

I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE ORIGINAL.


TitleSouth Closing Center

FILE NO.: TS-1200111



20121018000401870 2/4 \$551.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:53:02 PM FILED/CERT

EXHIBIT A
Description of Real Property

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 88 deg. 15'25"W, a distance of 1,109.89' to a point on the Southerly R.O.W. line of Shelby County Highway 331. 60' R.O.W., said point also being the beginning of a non tangent curve to the left, having a radius of 192.20', a central angle of 08 deg. 50'07", and subtended by a chord which bears N 20 deg. 02'21"W, and a chord distance of 29.61'; thence along the arc of said curve and said R.O.W. line, a distance of 29.64' to a point, said point being the beginning of a reverse curve to the right, having a radius of 500.00', a central angle of 09deg. 35'29", and subtended by a chord which bears N 19 deg. 39'40"W, and a chord distance of 83.60'; thence along the arc of said curve and said R.O.W. line, a distance of 83.70'; thence N 14 deg. 51'55"W and along said R.O.W. line, a distance of 26.87' to the POINT OF BEGINNING; thence N 56 deg. 59'40"E, a distance of 534.68'; thence N 36 deg. 33'44"E, a distance of 201.66'; thence N 51 deg. 01'11"E, a distance of 284.09'; thence N 03 deg. 11'10"E, a distance of 525.28'; thence N 86 deg. 48'50"W, a distance of 426.24' to the Southerly R.O.W. line of above mentioned Highway 331; thence S 35 deg. 51'26"W, a distance of 376.70' to the beginning of a curve to the right, having a radius of 364.06', a central angle of 15 deg. 10'14", and subtended by a chord which bears S 43 deg. 26'33"W, and a chord distance of 96.11'; thence along the arc of said curve and said R.O.W. line, a distance of 96.39' to the beginning of a reverse curve to the left, having a radius of 420.00', a central angle of 24 deg. 52'33", and subtended by a chord which bears S 37 deg. 24'13"W, and a chord distance of 180.92'; thence along the arc of said curve and said R.O.W. line, a distance of 182.35' to a compound curve to the left, having a radius of 601.52', a central angle of 20 deg. 05'35", and subtended by a chord which bears S 15 deg. 47'21"W, and a chord distance of 209.87'; thence along the arc of said curve and said R.O.W. line, a distance of 210.95' to the beginning of a reverse curve to the right, having a radius of 630.00', a central angle of 06 deg. 55'54", and subtended by a chord which bears S 09 deg. 12'30"W, and a chord distance of 76.17'; thence along the arc of said curve, a distance of 76.22' to the beginning of a reverse curve to the left, having a radius of 247.41', a central angle of 27 deg. 32'22", and subtended by a chord which bears S 01 deg. 05'44" E, and a chord distance of 117.78'; thence along the arc of said curve and said R.O.W. line, a distance of 118.92'; thence S 14 deg. 51'55"E, a distance of 275.61' to the POINT OF BEGINNING.

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Bk: LR201218 Pg: 5047
Jefferson County, Alabama
10/10/2012 04:23:06 PM D
Fee - \$19.00
Deed Tax - \$530.00
Total of Fees and Taxes - \$549.00
LYNN



20121018000401870 3/4 \$551.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:53:02 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 First Comm Bank
Mailing Address _____

Grantee's Name Ralph J. Bolen
Mailing Address Deborah J. Bolen

Property Address 2930 County Rd Hwy 331
Columbiana, AL 35051

Date of Sale 8/24/12
Total Purchase Price \$ 530,000.00

or
Actual Value \$ _____

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 10/17/12

Print Ellen W Lamb

☐ Unattested

(verified by)

Sign

Ellen W Lamb

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20121018000401870 4/4 \$551.00
Shelby Cnty Judge of Probate, AL
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