


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jan Yvonne Gibson
24210 Piney Creek Dr.
Athens, AL 35613


20121210000471230 1/2 \$45.50
Shelby Cnty Judge of Probate, AL
12/10/2012 10:52:33 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in compliance with provisions of Final Decree of Divorce dated October 3, 2012, in the Circuit Court of Limestone County, Alabama, Case No. DR-2012-520, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Phillip Waco Boswell, a single man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jan Yvonne Gibson, (herein referred to as grantee, whether one or more)**, all my interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southeast Corner of the NE ¼ of the NE ¼, Section 30, Township 21 South, Range 1 East; thence run Northerly along the East boundary of said ¼ - ¼ for 1045 feet; thence turn a deflection angle of 90 degrees to the left and run Westerly for 750 feet to a point in a lake; thence run Southwesterly for a distance of 450 feet, more or less to the Northeast corner of a parcel of land as described in Instrument #1996-00620 (Elbert Gibson to Mt. Zion Land Trust) in Probate Office, Shelby County, Alabama; thence run Southeasterly along the East boundary of said Mt. Zion parcel for 623.59 feet to the Southeast corner of said Zion parcel, being a point on the South boundary of said NE ¼ of NE ¼, Section 30, Township 21 South, Range 1 East; thence run Easterly along said South boundary of said ¼ - ¼ for 760 feet, more or less, to the point of beginning. Said parcel is lying in the NE ¼ of the NE ¼, Section 30, Township 21 South, Range 1 East, and contains 19.5 acres, more or less.

TO HAVE AND TO HOLD to the said grantee, 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 the said Grantees, their heirs and assigns, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of November, 2012.

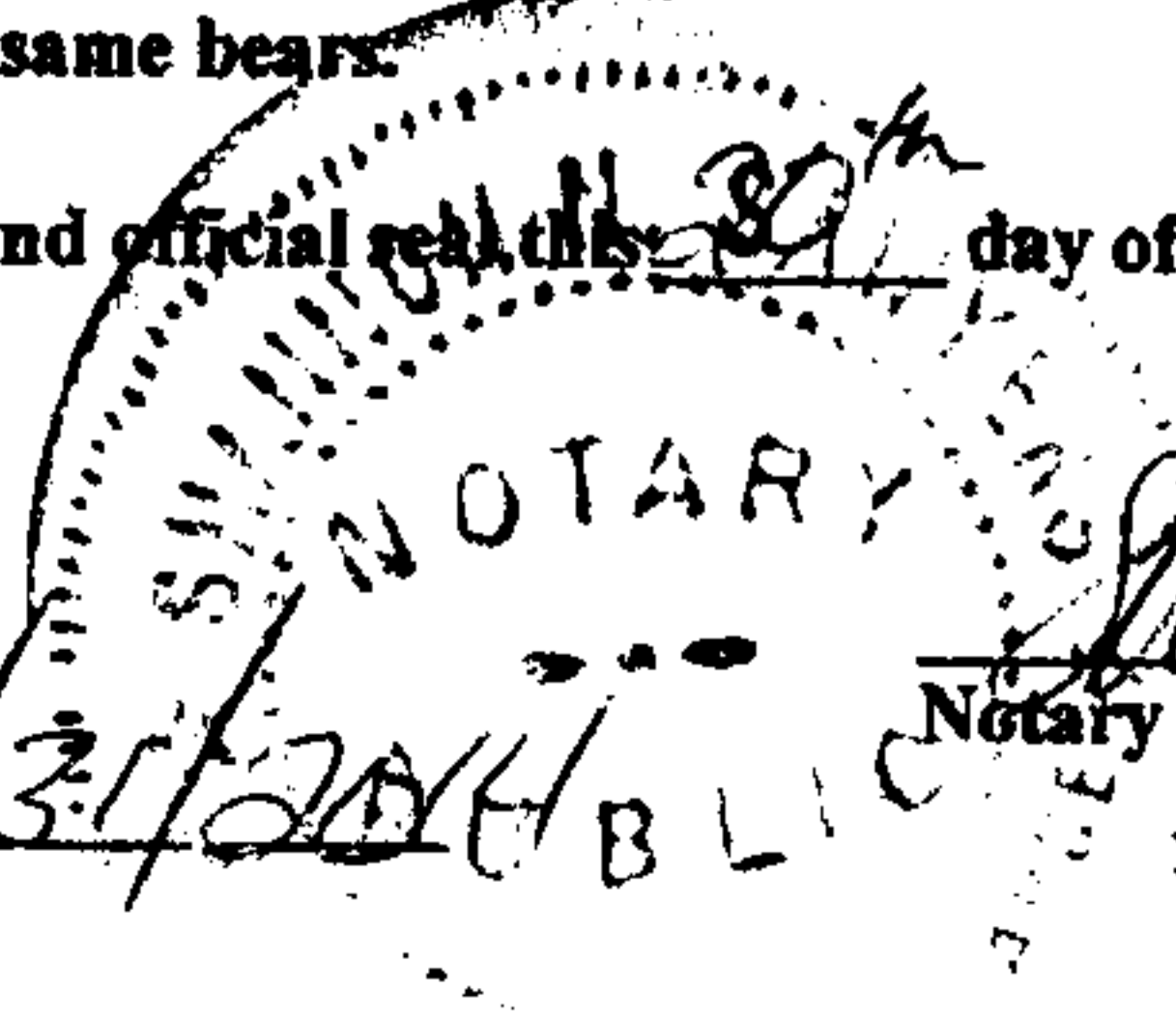
Shelby County, AL 12/10/2012
State of Alabama
Deed Tax: \$30.50


Phillip Waco Boswell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Phillip Waco Boswell, who 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 executed the same voluntarily on the day the same bears.

Given under my hand and official seal this 20th day of November, 2012.



My Commission Expires: 8/31/2016


Notary Public

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Phillip Boswell
Mailing Address 1116 Pegasus Dr.
Huntsville, AL 35806

Grantee's Name Jan Yvonne Gibson
Mailing Address 24210 Piney Creek Drive
Athens, AL 35613

Property Address: S: 30 T: 21S R: 01E, Shelby County, AL
Parcel ID#: 20 9 30 0 000 001.002

Date of Sale _____

Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 30,315.00

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 - Property Tax Assessment Records

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 _____

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print _____

Unattested

(Verified by)

Form RT-1



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