

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Robin Boswell
699 Olde Towne Circle
Alabaster, AL 35007

GENERAL WARRANTY DEED

20130605000229090 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/05/2013 11:30:29 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Four Thousand Four Hundred And No/100 Dollars (\$154,400.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Donald E. Utley and Linda J. Utley, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robin Boswell (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 25, according to the Survey of Olde Town Forest, Second Addition, as recorded in Map Book 12, Page 85, in the Probate Office of Shelby County, Alabama.

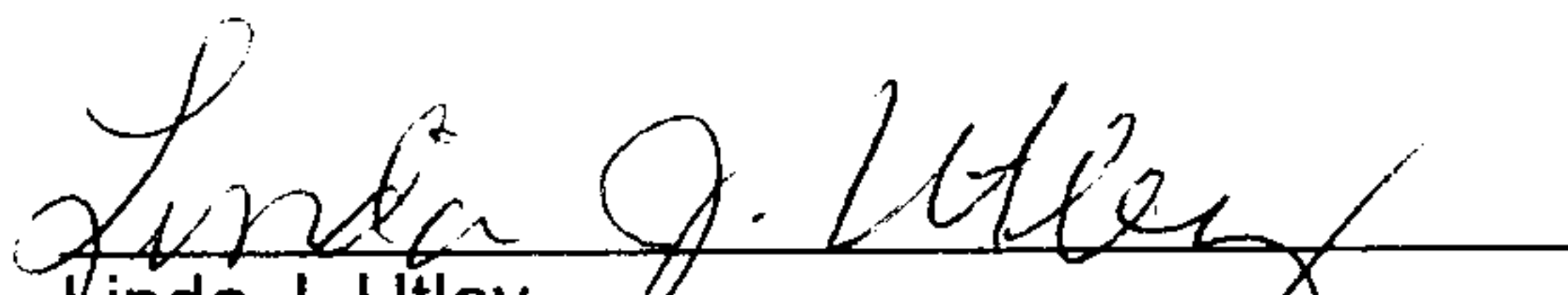
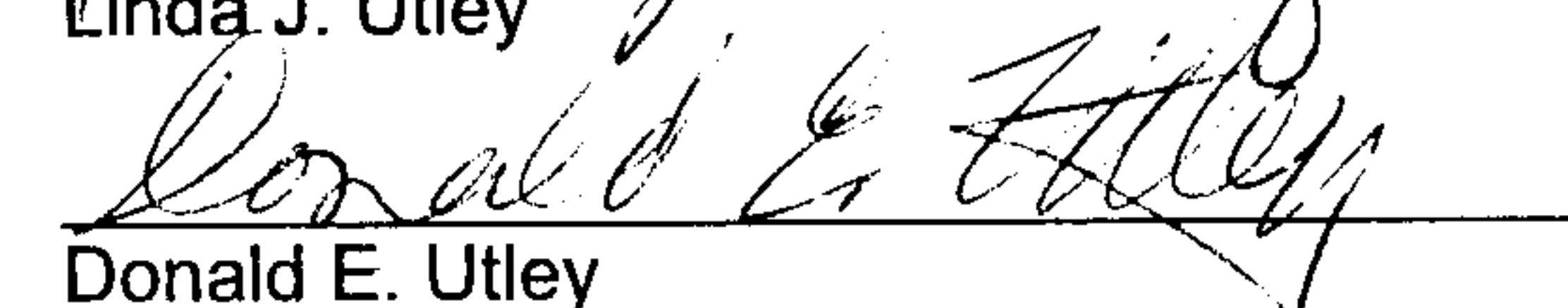
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Fifty-Nine Thousand Four Hundred Ninety-Five And No/100 Dollars (\$159,495.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Linda J. Utley is one and the same as Linda J. Simmons, Grantee in Instrument #1997-24420.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 31, 2013.

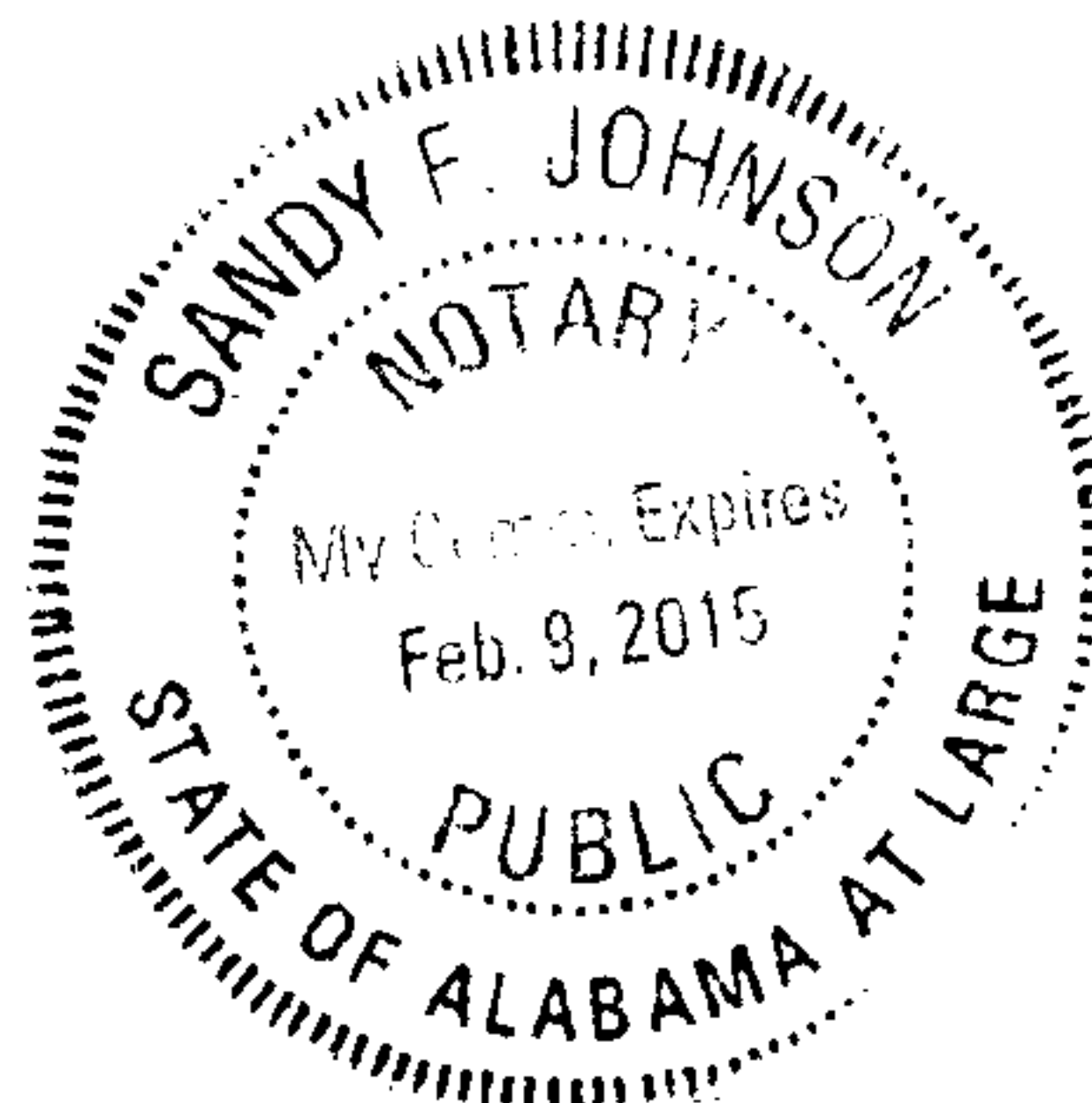

Linda J. Utley

Donald E. Utley

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald E. Utley and Linda J. Utley, 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 on the day same bears date.

Given under my hand and official seal on the 31st day of May, 2013.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Linda J. Utley f/k/a Linda J.
Simmons and Donald E. Utley

Grantee's Name Robin Boswell

Mailing Address 699 Olde Towne Circle
Alabaster, AL 35007

Mailing Address 4821 Mountain Ridge Lane
McKinney, TX 75071

Property Address 699 Olde Towne Circle
Alabaster, AL 35007

Date of Sale May 31, 2013

Total Purchase Price \$154,400.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

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 - Linda J. Utley f/k/a Linda J. Simmons and Donald E. Utley, 699 Olde Towne
Circle, Alabaster, AL 35007.

Grantee's name and mailing address - Robin Boswell, 4821 Mountain Ridge Lane, McKinney, TX 75071.

Property address - 699 Olde Towne Circle, Alabaster, AL 35007

Date of Sale - May 31, 2013.

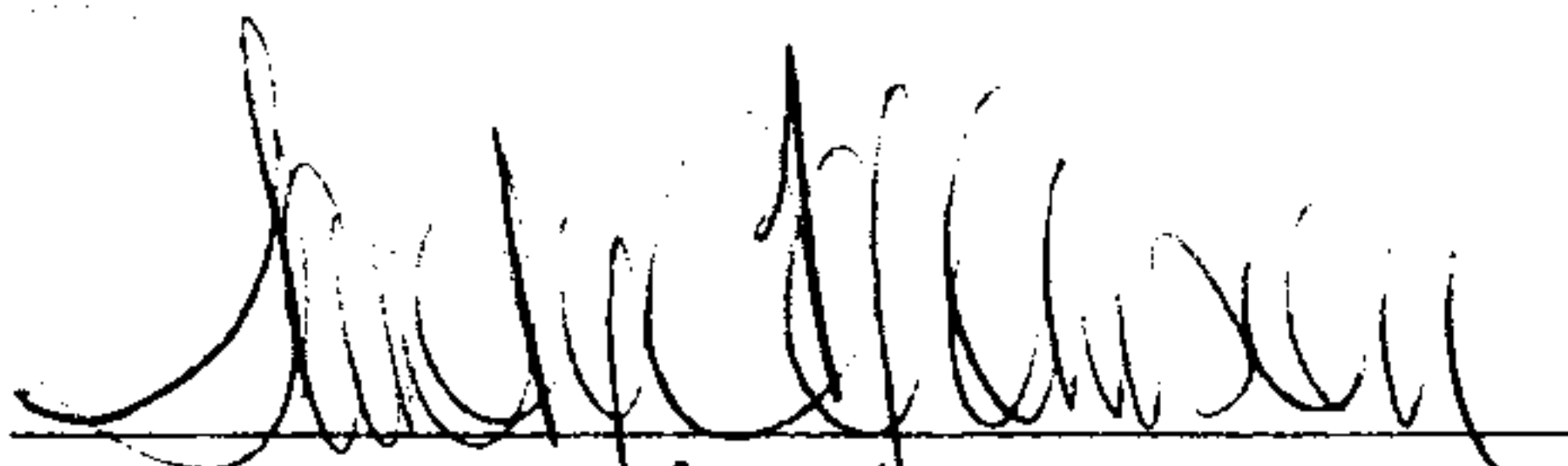
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 with 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: May 31, 2013

Sign 
Agent



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Shelby Cnty Judge of Probate, AL
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