

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

MARTHA W. BOLTON
P.O. Box 5249
N. c. v. 11, FL 35278 - 5249

WARRANTY DEED



20130905000361210 1/4 \$648.00
Shelby Cnty Judge of Probate, AL
09/05/2013 12:20:25 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Twenty Five Thousand and 00/100 Dollars (\$625,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, KEVIN GANN AND JENNFIER GANN, HUSBAND AND WIFE, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto MARTHA W. BOLTON AND C.E. BOLTON, JR. (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

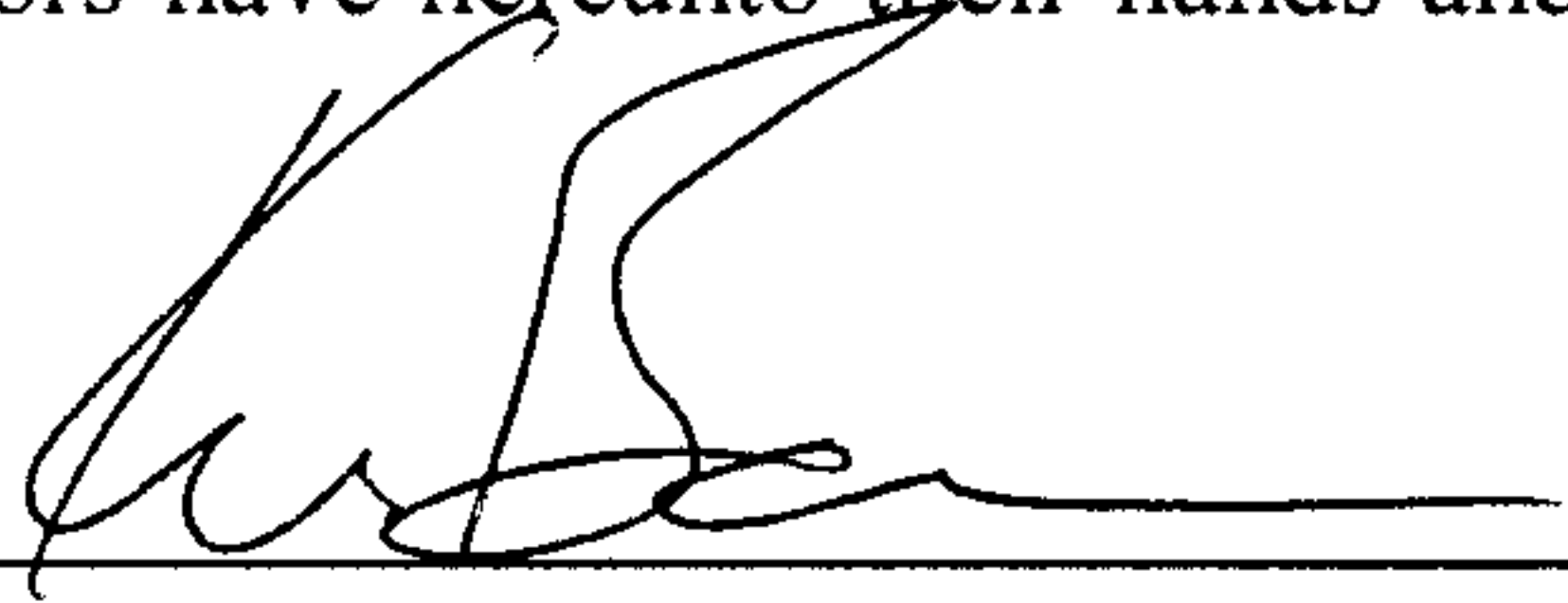
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is 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, and their assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/05/2013
State of Alabama
Deed Tax:\$625.00

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 19th day of AUGUST, 2013.



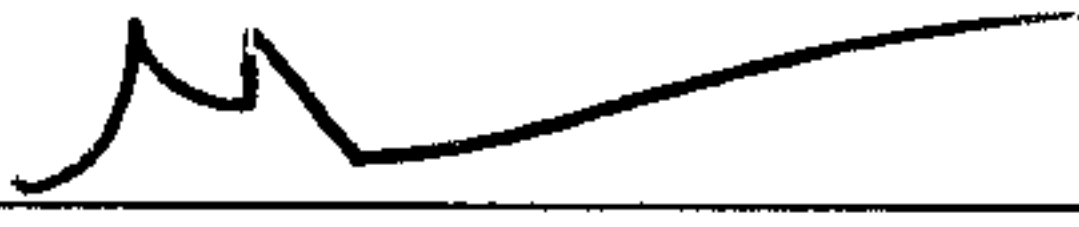
KEVIN GANN



JENNIFER GANN

STATE OF ALABAMA)
SHELBY COUNTY)

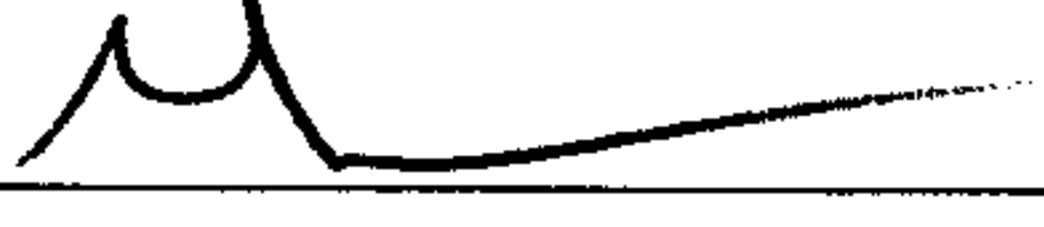
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JENNIFER GANN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, 2013.


Notary Public
My Commission Expires: 9/21/2014

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, KEVIN GANN, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, 2013.


Notary Public
My Commission Expires: 9/21/2014



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EXHIBIT "A"

Parcel I:


From an 8" x 8" concrete monument at the Northwest corner of the Section 12, T20S, R1W, run thence E (True) N 88° 53' 18" E along the North boundary of said Section 12 for a distance of 267.65 feet to a point that is S 88° 53' 18" W 5034.76 feet of a 1.5" crimped pipe at the Northeast corner of Section 12, being the point of beginning of herein described parcel of land; run thence S 02° 57' 06" W along an accepted property line for a distance of 898.83 feet to a 3" round concrete monument on the Northerly boundary of Shelby County Road #32 (80' R.O.W.), said point being on a curve concave right, having a delta angle of 40° 51' 56" and tangents of 314.90 feet; thence run N 83° 22' 49" E for a chord distance of 285.90 feet to a 1/2" rebar at the P.T.; thence run S 86° 52' 57" E along said road boundary for a distance of 29.86 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 32° 18' 33" and tangents of 306.59 feet; thence run S 70° 43' 40" E for a distance of 588.96 feet to a 1/2" rebar at the P.T.; thence run S 54° 54' 24" E along said road boundary for a distance of 17.96 feet to a 1/2" rebar; thence run N 00° 17' 57" W along an accepted property line for a distance of 162.38 feet to a 1/2" rebar; thence run N 89° 37' 53" E along an accepted property line for a distance of 210.00 feet to a 1/2" pipe; thence run N 00° 24' 43" E along an accepted property line for a distance of 927.59 feet to a 5/8" rebar accepted as the Southeast corner of the SW 1/4-SW 1/4 of Section 1, T20S, R1W; thence run N 01° 24' 02" E along the accepted east boundary of said SW 1/4 - SW 1/4 for a distance of 1053.38 feet to a 1/2" rebar; thence continue N 01° 24' 02" E along the accepted east boundary of said SW 1/4 - SW 1/4 for a distance of 269.44 feet to a 1" crimped pipe accepted as the NE corner of said SW 1/4 - SW 1/4; thence run S 44° 50' 41" W along an accepted property line for a distance of 1501.213 feet to a 3" round concrete monument; thence run S 02° 57' 06" W along an accepted property line for a distance of 278.66 feet to the point of beginning of herein described parcel of land, situated in the SW 1/4 - SW 1/4 of Section 1, T20S, R1W, and the NW 1/4 - NW 1/4 of Section 12, T20S, R1W, Shelby County, Alabama.

Less and Except:

From a 5/8 inch rebar at the Northeast corner of the NW 1/4 - NW 1/4 of Section 12, Township 20 South, Range 1 West; run thence grid South 00° 24' 43" E along the East boundary of said NW 1/4 - NW 1/4 for a distance of 333.59 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue S 00° 24' 43" E along the East boundary of said NW 1/4 - NW 1/4 for a distance of 594.00 feet to a 1/2 inch pipe; thence run S 89° 37' 53" W for a distance of 16.90 feet to a 1/2 inch rebar; thence run N 05° 44' 30" W for a distance of 288.53 feet to a 1/2 inch rebar; thence run North 00° 07' 46" W for a distance of 310.25 feet to a 1/2 inch rebar; thence run S 85° 37' 08" E for a distance of 42.32 feet to the point of beginning of herein described parcel of land.

Parcel II:

From a 5/8 inch rebar at the Northeast corner of the NW 1/4 - NW 1/4 of Section 12, Township 20 South, Range 1 West; run thence grid South 00° 24' 43" E along the East boundary of said NW 1/4 - NW 1/4 for a distance of 927.59 feet to a 1/2 inch pipe; thence run South 89° 37' 53" W for a distance of 16.90 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue South 89° 37' 53" W for a distance of 193.10 feet to a 1/2 inch rebar; thence run South 00° 17' 57" E for a distance of 146.26 feet to a 1/2 inch rebar; thence run North 59° 19' 48" E for a distance of 224.92 feet to a 1/2 inch rebar; thence run North 01° 58' 11" W for a distance of 32.79 feet to the point of beginning of herein described parcel of land.


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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kevin Gann
Mailing Address c/o George Vaughn
301 Cahaba Park Circle Ste 10
Birmingham AL 35212

Grantee's Name Martha W Bolton
Mailing Address P.O. Box 5249
Niceville FL 32578

Property Address Mets & Boudry

Date of Sale 8/19/2013
Total Purchase Price \$ 625,000
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.

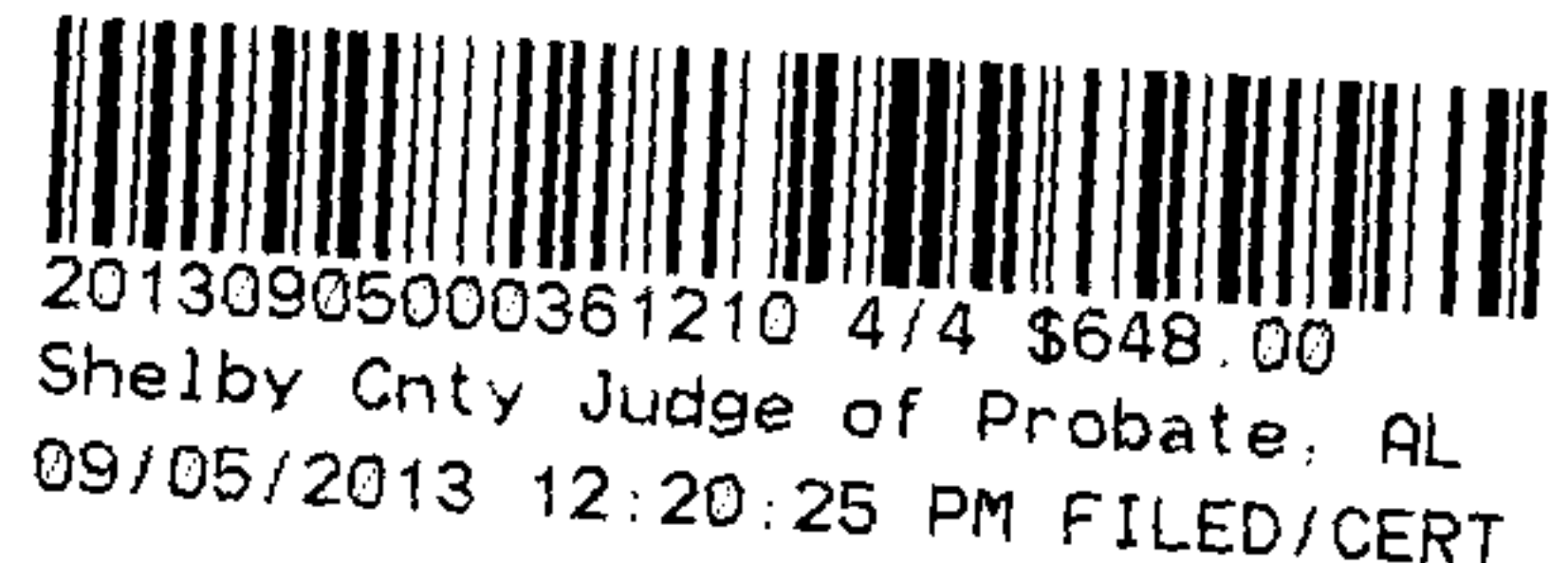
Instructions

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

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 8/19/2013

Print George Vaughn

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one