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03/03/2015 03:28:23 PM

DEEDS 1/3

87.400 -

THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:

14177 Highway 41N  
Leeds, AL 35094

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/100 (\$10.00) DOLLARS** to the undersigned Grantor, **CHARLES T. BOGGAN, A MARRIED MAN AND NANCY ANDERSON, A MARRIED WOMAN** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **CHARLES T. BOGGAN AND JOYCE P. BOGGAN** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

**North Parcel**

**The NW 1/4 of the NE 1/4, Section 35, Township 17 South, Range 1 East, with a 30 foot perpetual easement for access and utilities from Shelby County Road 41 along an old existing road bed to the south line of said parcel running through the SW 1/4 of the NW 1/4 and that part of the SE Section 35, T. 17 S, R 1 E., less and except +/- 2 acres in the NW corner.**

SAID DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE OR TITLE EXAMINATION. SAID LEGAL WAS PROVIDED BY THE GRANTOR  
SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF THEIR SPOUSES

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his, her

or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 3<sup>rd</sup> day of March, 2014.

Charles T. Boggan  
Charles T. Boggan

Nancy Anderson  
Nancy Anderson

STATE OF ALABAMA  
ST. CLAIR COUNTY

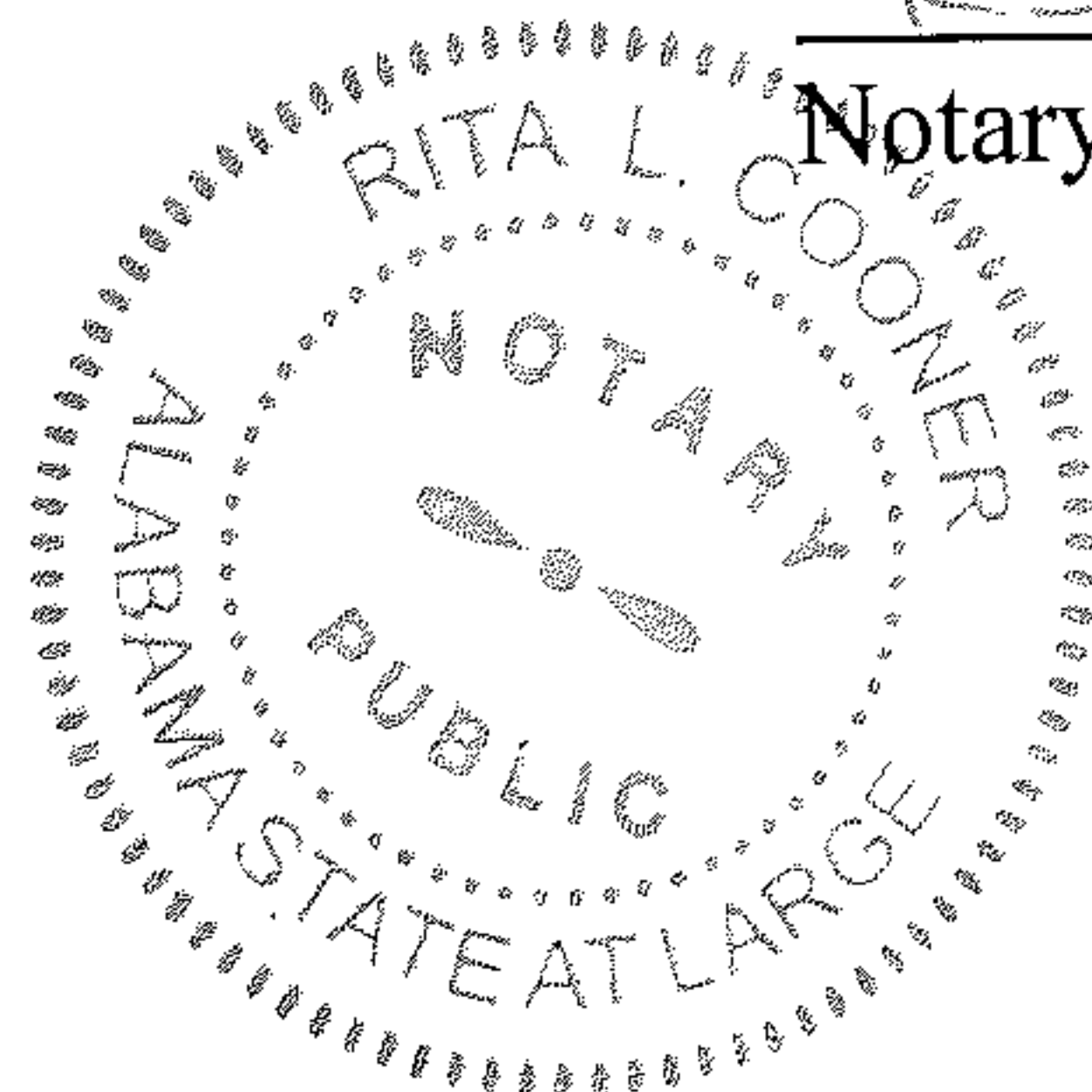
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles T. Boggan and Nancy Anderson whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of March, 2015.

Rita L. Cooner  
Notary Public

My Commission Expires:

7/27/18



## Real Estate Sales Validation Form

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

Grantor's Name: CHARLES T. BOGGAN  
 Mailing Address: 14177 HIGHWAY 41N  
 LEEDS, ALABAMA 35094

Grantee's Name: CHARLES T. BOGGAN  
 Mailing Address: 14177 HIGHWAY 41N  
 LEEDS, ALABAMA 35094

Property Address: 14177 HIGHWAY 41N  
 LEEDS, ALABAMA 35094

Date of Sale: 3/3/15  
 Total Purchase Price: (\$87,400.00)

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  
☐ Appraisal                      ☐ Other Tax Assessment  
☐ Sales Contract  
☒ 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- 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).

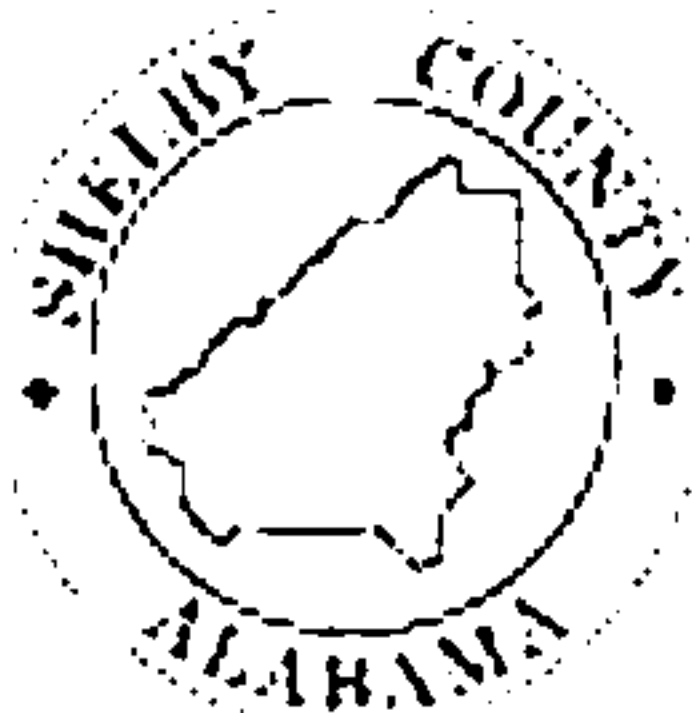
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: \_\_\_\_\_  
 \_\_\_\_\_ Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

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



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/03/2015 03:28:23 PM  
 \$107.50 CHERRY  
 20150303000065700