

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Title & Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, Alabama 35244

SEND TAX NOTICE TO:
Charles Steven Fant
108 Bolton Lane
Columbiana, AL 35051

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Forty-Five Thousand and 00/100 (\$145,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I

Robert Newton Bolton, Jr. (an unmarried man), Heir at Law of Robert N. Bolton, deceased

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Charles Steven Fant and Hailey Porter Fant

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

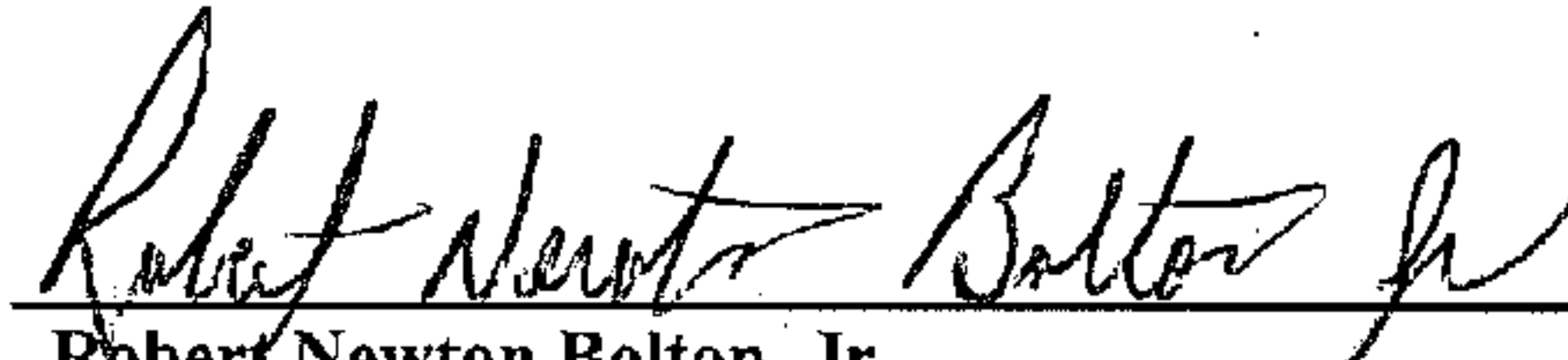
COMMENCE AT THE NW CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENC RUN S 89-03'30" W, ALONG THE NORTH LINE OF THE NW ¼ OF THE SE ¼, AND THE NE ¼ OF THE SW ¼ OF SAID SECTION 25, FOR 2285.43' TO A POINT ON THE WEST LINE OF WASHINGTON STREET; THENCE RUN S 11-14'30" E, ALONG SAID RIGHT OF WAY, FOR 1234.53' TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BOLTON LANE; THENCE RUN S 89-03'30" W, ALONG SAID NORTH RIGHT OF WAY LINE FOR 741.74' TO A FOUND REBAR; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR (PLAT 107.61') MEASURED 150.07' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 220.18' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 8-31'12" AND A RADIUS OF 2000.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 297.41'; THENCE CONTINUE ON THE TANGENT, IF EXTENDED, S 80-32'18" W FOR 48.05' TO A FOUND CAP REBAR SITUATED AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF PITT ROAD; THENCE RUN N 51-13'03" E, ALONG SAID RIGHT OF WAY LINE FOR 23.34' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14-58'14" AND A RADIUS OF 400.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 104.51'; THENCE CONTINUE ON THE TANGENT, IF EXTENDED, N 36-14'49" E FOR 236.98' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31-28'44" AND A RADIUS OF 300.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 164.82'; THENCE CONTINUE ON THE TANGENT, IF EXTENDED, N 67-43'32" E FOR 85.41' TO THE POINT OF BRGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12-46'13" AND A RADIUS OF 300.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 66.88'; THENCE CONTINUE ON THE TANGENT, IF EXTENDED N 80-29'45" E FOR 35.59' TO A SET CAP REBAR; THENCE LEAVING SAID RIGHT OF WAY RUN S 0-56'39" E FOR 148.59' TO A SET CAP REBAR; THENCE RUN N 89-56'42" E FOR 20.20' TO A FOUND 2" PIPE; THENCE RUN S 0-53'26" E FOR 250.82' TO THE POINT OF BEGINNING, CONTAINING 3.19 ACRES.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$137,750.00 of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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 herein shall take as tenants in common. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

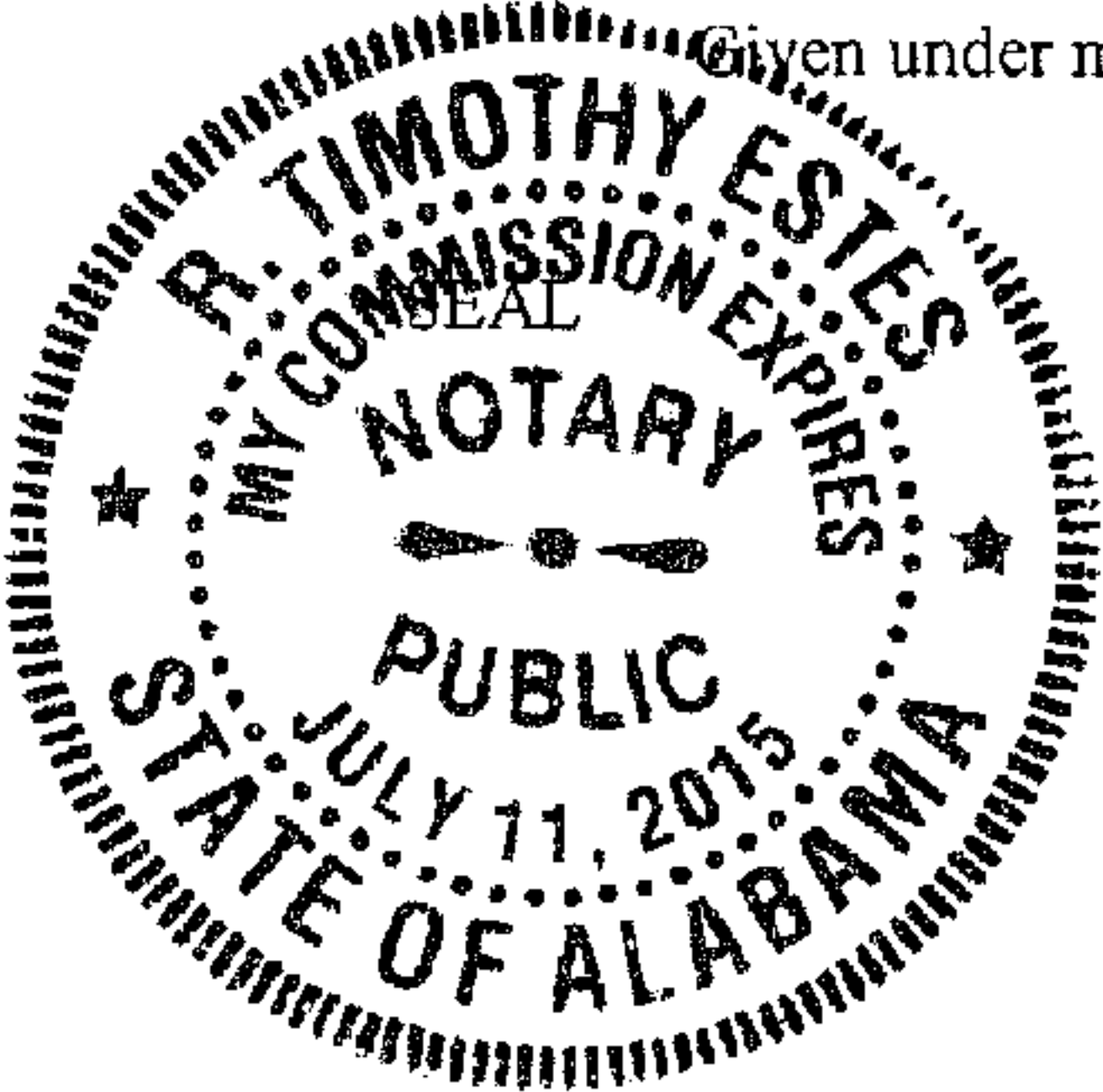
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the **11th** day of **June**, 2015.


Robert Newton Bolton, Jr.

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Newton Bolton, Jr.** 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, the **11th** day of **June**, 2015




Notary Public
My Commission Expires: **07/11/15**

0596

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

Grantor's Name	<u>Robert Newton Bolton, Jr.</u>	Grantee's Name	<u>Charles Steven Fant and Hailey Porter Fant</u>
Mailing Address	<u>108 Bolton Lane</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>205 Mildred Street</u> <u>Columbiana, AL 35051</u>
Property Address	<u>108 Bolton Lane</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 11, 2015</u>
		Total Purchase Price	<u>\$145,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 - 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).

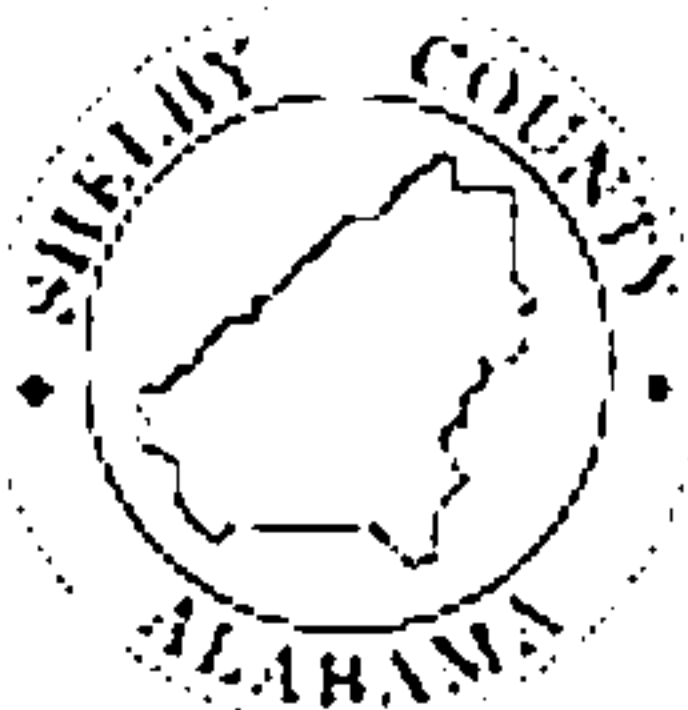
Date June 11, 2015

Print CHARLES STEVEN FANT

☐ Unattested

(verified by)

Sign Charles Steven Fant
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/16/2015 03:49:20 PM
\$24.50 CHERRY
20150716000243140

[Signature]

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