

THIS INSTRUMENT PREPARED BY:
A. Wade Cornelius, Esq.
Mixon Firm, LLC
Two Perimeter Park South, Suite 550E
Birmingham, Alabama 35243

Send Tax Notice To:
Brian and Ann Marie James
1114 Legacy Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)


20151112000392960 1/4 \$643.00
Shelby Cnty Judge of Probate, AL
11/12/2015 02:57:44 PM FILED/CERT

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered this 12th day of November, 2015, by **RUSH SHANE BOATRIGHT**, a married individual (hereinafter referred to as the "Grantor"), to **BRIAN JAMES**, and his wife, **ANN MARIE JAMES**, as joint tenants with right of survivorship (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS that, in consideration of the sum of Six Hundred Twenty Thousand and No/100 Dollars (\$620,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This conveyance is subject to those matters set forth on Exhibit B attached hereto (the "Exceptions").

And the Grantor, for the Grantor, and the Grantor's heirs and assigns, covenants with the Grantee, and its successors and assigns, that the Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances except for the Exceptions; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor, and the Grantor's heirs and assigns, shall warrant and defend the same to the Grantee, and its successors and assigns, forever against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

The Property is not the homestead of the Grantor or of the Grantor's spouse.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantee's Name and Mailing Address:

Brian and Ann Marie James

5260 GREENSTONE WAY
BIRMINGHAM, AL 35242

Grantor's Name and Mailing Address:

Rush Shane Boatright

768 Mountain Road
Stratton, Vermont 05155

Property Address: 1114 Legacy Drive, Birmingham, AL 35242

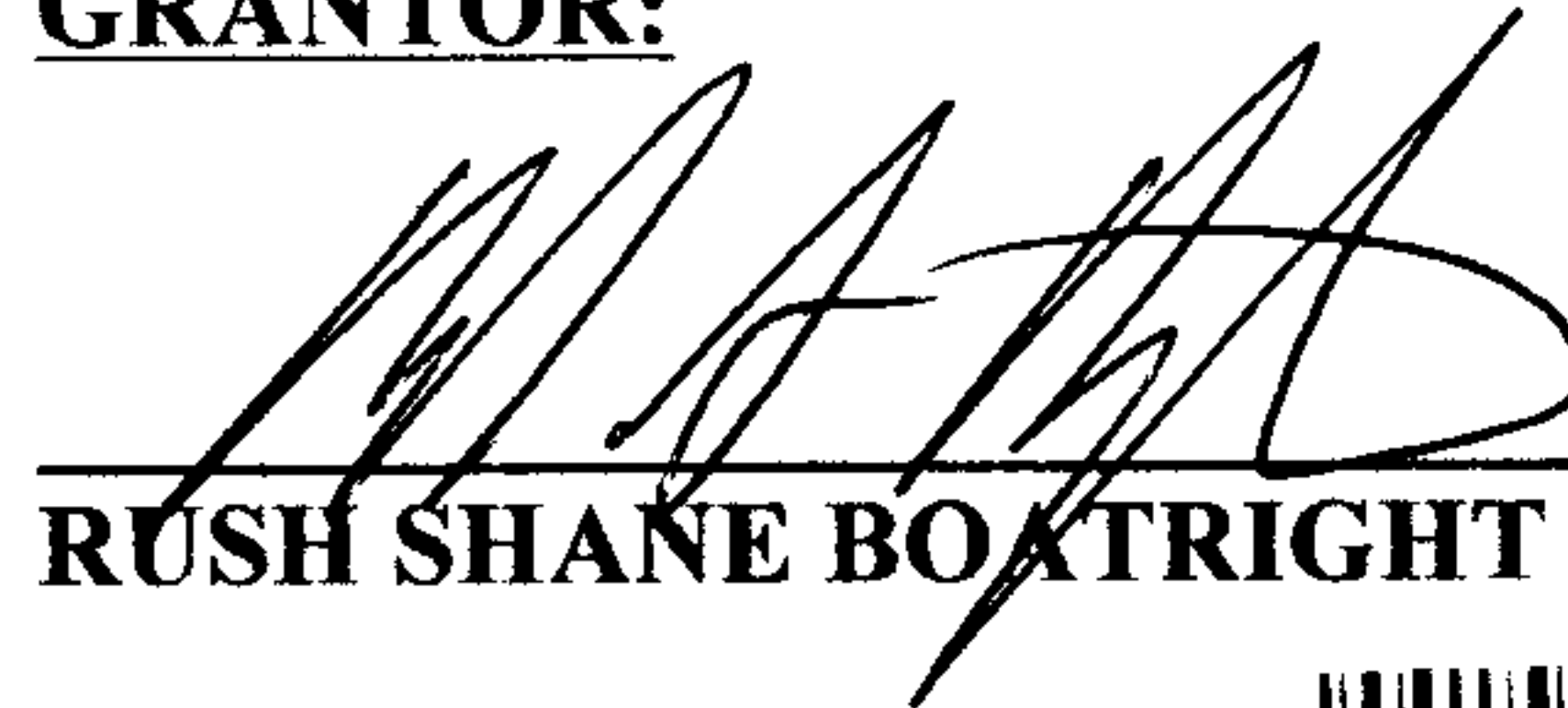
Purchase Price: \$620,000.00

Shelby County, AL 11/12/2015
State of Alabama
Deed Tax: \$620.00

The Purchase Price of the Property can be verified by the closing statement.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed as of the date first written above.

GRANTOR:


RUSH SHANE BOATRIGHT

STATE OF Vermont
Windham COUNTY

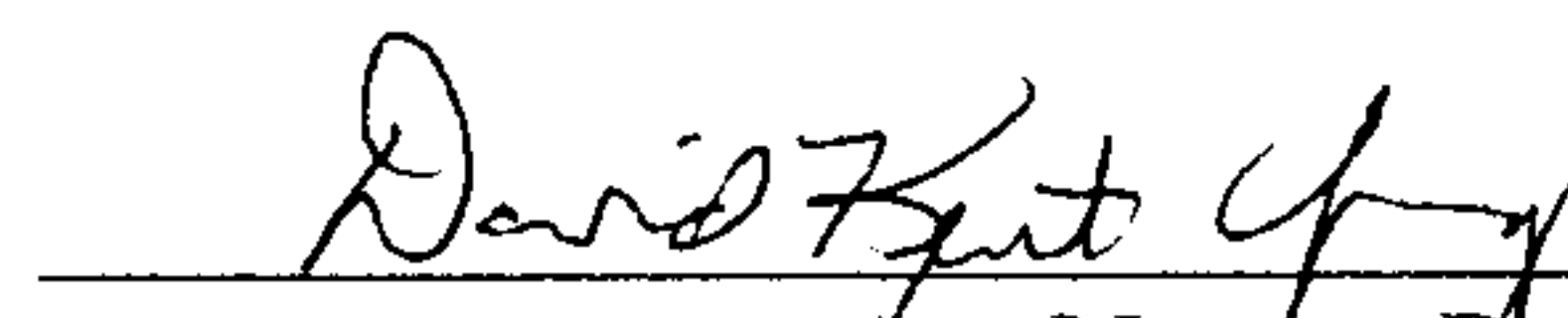
)
)



20151112000392960 2/4 \$643.00
Shelby Cnty Judge of Probate, AL
11/12/2015 02:57:44 PM FILED/CERT

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rush Shane Boatright is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2015.


Notary Public

[NOTARIAL SEAL]

My commission expires: 2/10/2019

EXHIBIT A
LAND DESCRIPTION



20151112000392960 3/4 \$643.00
Shelby Cnty Judge of Probate, AL
11/12/2015 02:57:44 PM FILED/CERT

Lot 152, according to the Survey of Greystone Legacy 1st Sector, as recorded in Map Book 26, Page 79, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Rush S. Boatright Grantee's Name Brian Anne James
Mailing Address 2 Perimeter Park South Mailing Address 5260 Geystone Way
Ste 550 Bham, AL 35242
Property Address 1114 Legacy Dr. Date of Sale 11-12-15
Bham, AL 35242 Total Purchase Price \$ 620,000
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


20151112000392960 4/4 \$643.00
Shelby Cnty Judge of Probate, AL
11/12/2015 02:57:44 PM FILED/CERT

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).

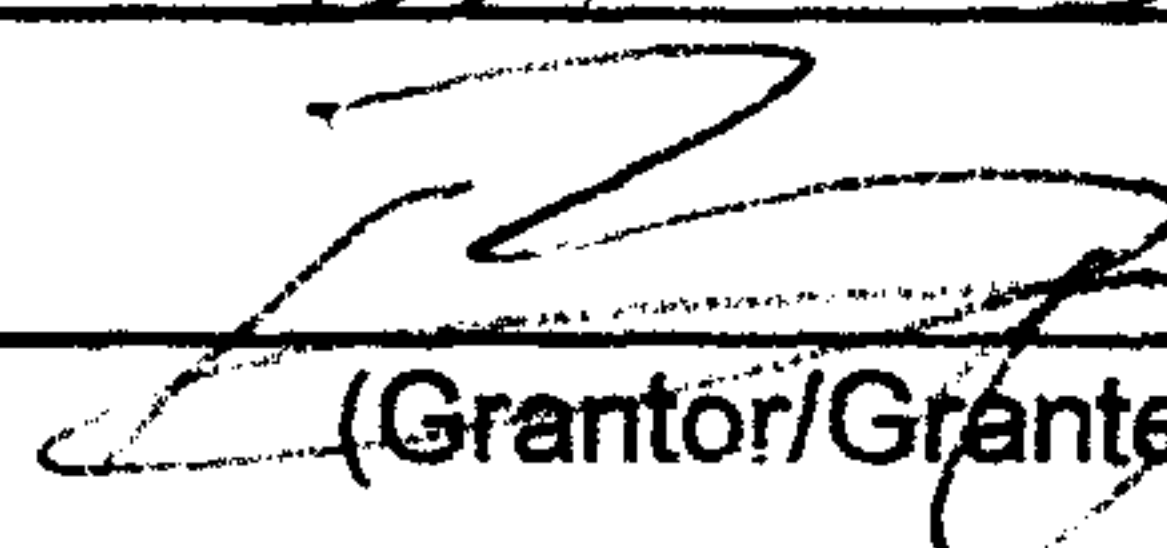
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-12-15

Print

Brian James

Sign



Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1