

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Tildon Drake, Tildon L. Drake, and Tildon L. Drake, Jr.  
P.O. Box 266  
Sumiton, Alabama 35148



20160105000003480 1/5 \$501.00  
Shelby Cnty Judge of Probate, AL  
01/05/2016 09:58:11 AM FILED/CERT

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this December 29, 2015,** That for and in consideration of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100 (\$475,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned **US280 PROPERTIES, LTD, an Alabama Limited Partnership, and MARLENE BOOMHOWER AS TRUSTEES OF THE BOOMHOWER FAMILY ASSET MANAGEMENT TRUST, and GEORGE R. YEAGER, a married man,** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **TILDON DRAKE and TILDON L. DRAKE and TILDON L. DRAKE, JR.,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

**PARCEL I:**

From the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 1 East; run North along the east line of said ¼ - ¼ a distance of 295.68 feet to the point of beginning; thence continue in a straight line a distance of 1000.32 feet; thence left 87°01'50" a distance of 305.02 feet; thence left 83°14'03" a distance of 1193.36 feet; thence left 105°37'19" a distance of 258.93 feet; thence left 86°58'26" a distance of 119.34 feet thence right 89°38'54" a distance of 255.19 feet to the point of beginning.

**PARCEL II:**

From the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 28, Township 19 South, Range 1 East; run North along the east line of said ¼ - ¼ a distance of 187.84 feet; thence left 95 degrees 53' 12" a distance of 509.08 feet to the Point of Beginning; thence continue in a straight line a distance of 258.93 feet; thence right 95 degrees 53' 12" a distance of 1226.56 feet; thence right 92 degrees 58' 10" a distance of 459.98 feet; thence right 96 degrees 45' 57" a distance of 1193.36 feet to the Point of Beginning.

Shelby County, AL 01/05/2016  
State of Alabama  
Deed Tax: \$475.00

**PARCEL III:**

From the Southeast corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East, run North along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 187.84 feet; thence left 95 degrees 53'12" a distance of 768.02 feet to the Point of Beginning; thence right 39 degrees 52'12" a distance of 227.69 feet; thence right 92 degrees 55'01" a distance of 94.69 feet; thence left 29 degrees 33'19" 1032.04 feet; thence right 172 degrees 39'17" a distance of 1226.56 feet to the Point of Beginning.

**Subject to:**

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.**



**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of December 29, 2015.

**GRANTOR:**

**US 280 PROPERTIES, LTD, an Alabama Limited Partnership**

By: 280 Inc., an Alabama Corporation  
Its: General Manager

By: George R. Yeager  
Name: George R. Yeager  
Title: President

**GRANTOR:**

**The Boomhower Family Asset Management Trust**

By: Marlene Boomhower  
Marlene Boomhower as Trustees of The Boomhower Family  
Asset Management Trust

**GRANTOR:**

George R. Yeager  
George R. Yeager

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that George R. Yeager, whose name as President of 280, Inc., an Alabama corporation, as General Manager of US280 Properties, LTD., an Alabama limited partnership, whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.


**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of December 29, 2015.

C. Ryan Sparks  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]

**STATE OF ALABAMA  
COUNTY OF SHELBY**

  
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I, the undersigned, a Notary Public, in and for said State and County, do hereby certify Marlene Boomhower, whose name as Trustee of The Boomhower Family Asset Management Trust, whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of December 29, 2015.

  
\_\_\_\_\_  
C. Ryan Sparks, Notary Public

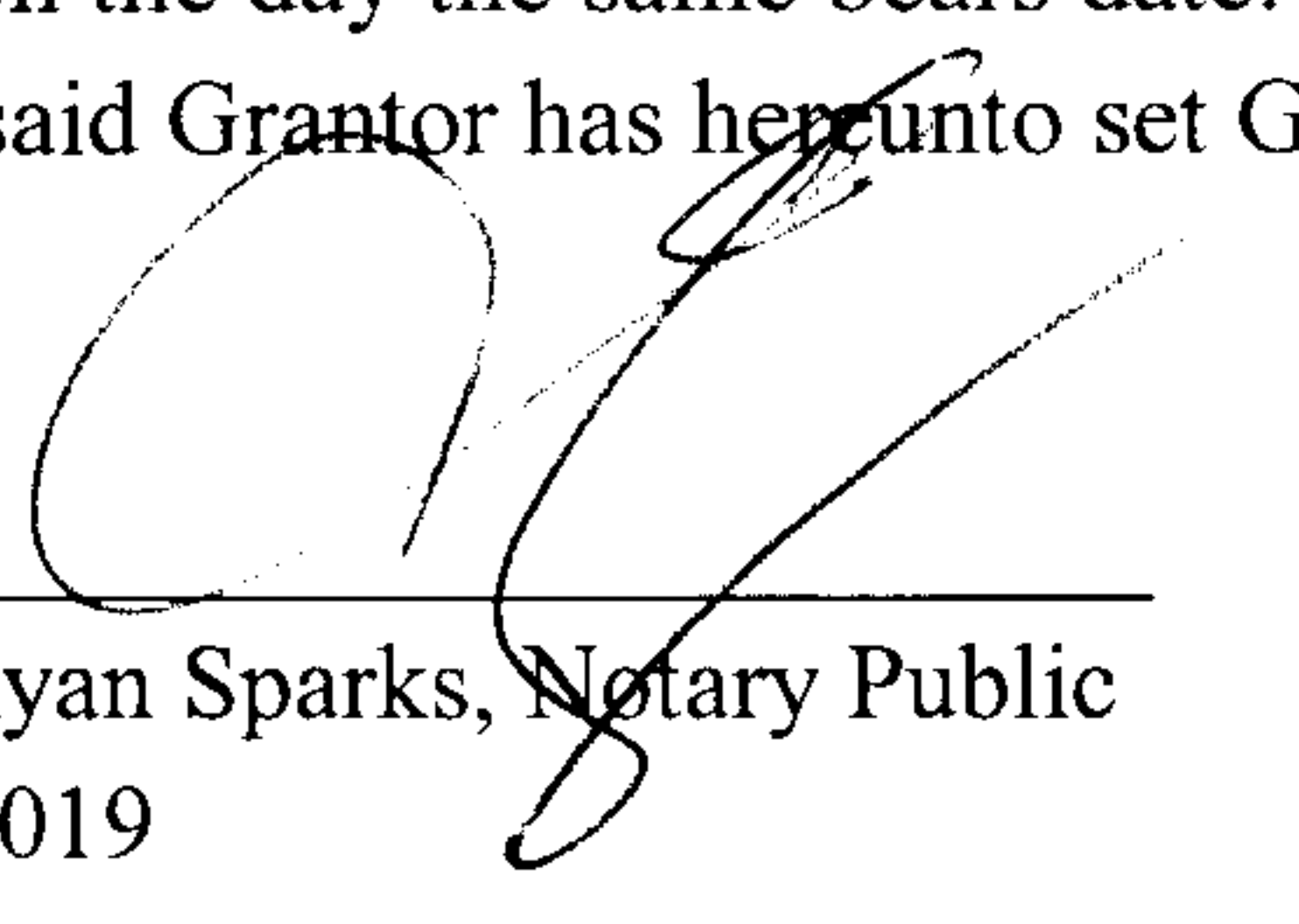
My Commission Expires: December 14, 2019

[Affix Seal Here]

**STATE OF ALABAMA  
COUNTY OF SHELBY**

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

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of December 29, 2015.

  
\_\_\_\_\_  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]



# Real Estate Sales Validation Form

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

Grantor's Name George R. Yeager  
Mailing Address US280 Properties, LTD  
The Boomhower Family Asset Mgmt Trust

Grantee's Name Tildon Drake, Tildon L. Drake,  
Mailing Address Tildon L. Drake, Jr.

Property Address 08-8-28-0-001-019.003  
08-8-28-0-001-019.006  
08-8-28-0-001-019.008  
3 Parcels Sterrett, Alabama

Date of Sale 12/29/15  
Total Purchase Price \$ 475,000.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other



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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 \_\_\_\_\_

Print C. Ryan Sparks

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1