


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20160108000009230 1/3 \$190.00
Shelby Cnty Judge of Probate, AL
01/08/2016 03:28:56 PM FILED/CERT

Send Tax Notice to:
P. Tomas Limon

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SEVENTY THOUSAND AND NO/00 DOLLARS (\$170,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronnie Bradford Boatwright and husband, James Sumpter Boatwright** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **P. Tomas Limon and Ashley Limon** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

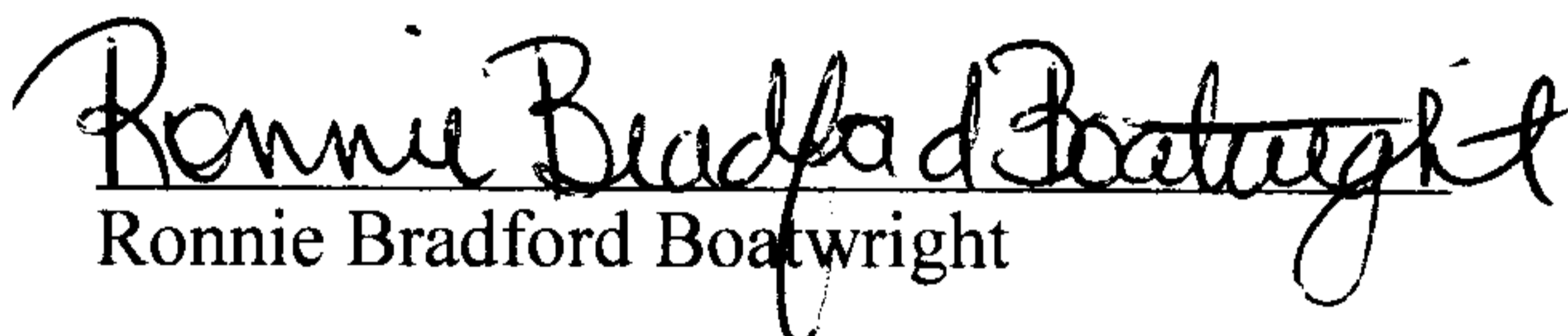
SUBJECT TO:

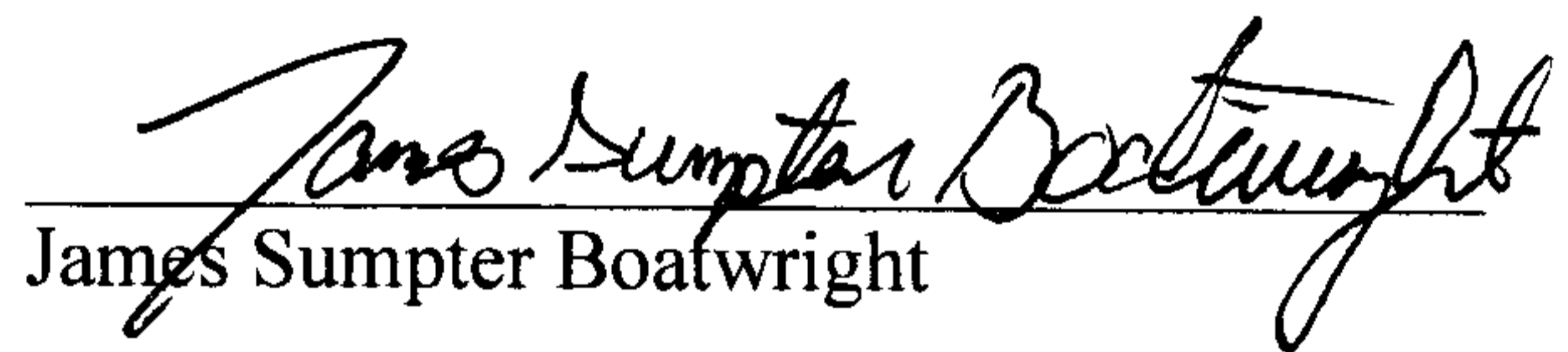
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of January, 2016.

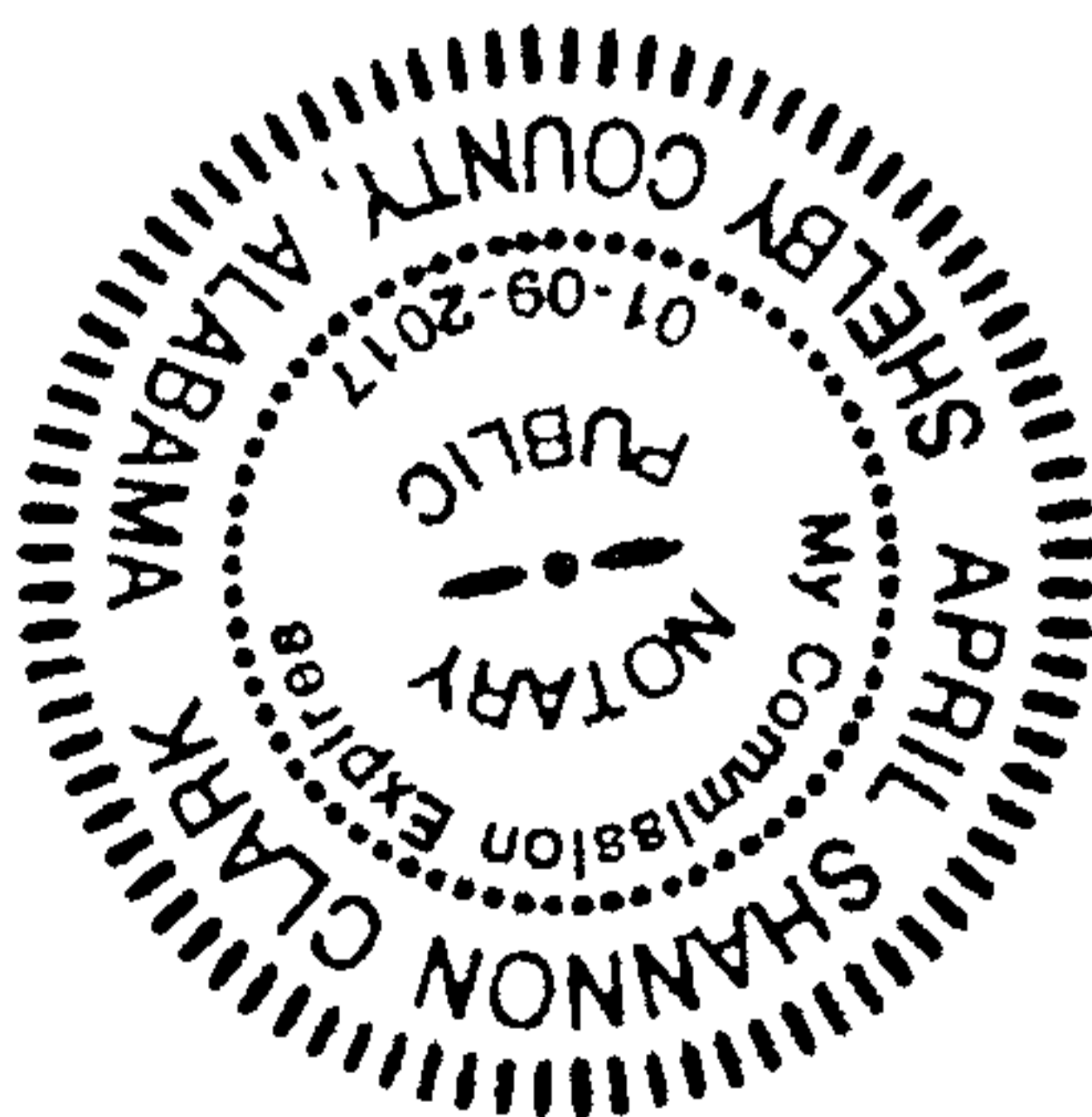

Ronnie Bradford Boatwright



James Sumpter Boatwright

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Ronnie Bradford Boatwright and James Sumpter Boatwright**, whose names are 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, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 8th day of January, 2016.




Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 01/08/2016
State of Alabama
Deed Tax: \$170.00

EXHIBT A
LEGAL DESCRIPTION


20160108000009230 2/3 \$190.00
Shelby Cnty Judge of Probate, AL
01/08/2016 03:28:56 PM FILED/CERT

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY
COUNTY, ALABAMA; THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID
QUARTER-QUARTER SECTION FOR A DISTANCE OF 404.23 FEET; THENCE TURN AN
ANGLE OF 90 DEGREES 33 MINUTES 56 SECONDS TO THE RIGHT FOR A DISTANCE OF
446.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID
COURSE FOR A DISTANCE OF 225.0 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 44
MINUTES 30 SECONDS TO THE LEFT FOR A DISTANCE OF 225.0 FEET; THENCE TURN AN
ANGLE OF 89 DEGREES 15 MINUTES 30 SECONDS TO THE LEFT FOR A DISTANCE OF
225.0 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 44 MINUTES 30 SECONDS TO THE
LEFT FOR A DISTANCE OF 225.0 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

House + 1 acre

Grantor's Name	<u>Ronnie Boatwright</u>	Grantee's Name	<u>P Tomas Limon</u>
Mailing Address	<u></u>	Mailing Address	<u>536 Park Ave.</u> <u>Hoover AL 35226</u>
Property Address	<u>285 Stacey Brook Trail</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>7-</u>
		Total Purchase Price	<u>170,000.00</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
✓ 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 of 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 1-8-16

Unattested

(verified by)

Print Ronnie Boatwright
 Sign Ronnie Boatwright
 (Grantor/Grantee/Owner/Agent) circle one