

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:
DONALD MURRILL BOTTA

William E. Swatek
230 Bearden Road
Pelham, AL 35124



20160315000082790 1/3 \$142.50
Shelby Cnty Judge of Probate: AL
03/15/2016 11:26:35 AM FILED/CERT

****TITLE NOT EXAMINED*****

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Donald Murrill Botta**, a married man (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto **Donald Murrill Botta and wife, Frances Elizabeth Botta** (herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in SHELBY County, Alabama, to wit:

See Attached Legal Description

TO HAVE AND TO HOLD, to the said GRANTEES, his/her or their heirs and assigns forever.

And I/we do, for myself/ourselves and for my/our heirs, executors and administrators, covenant with said Grantee, his/her/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/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 23rd day of April, 2015.

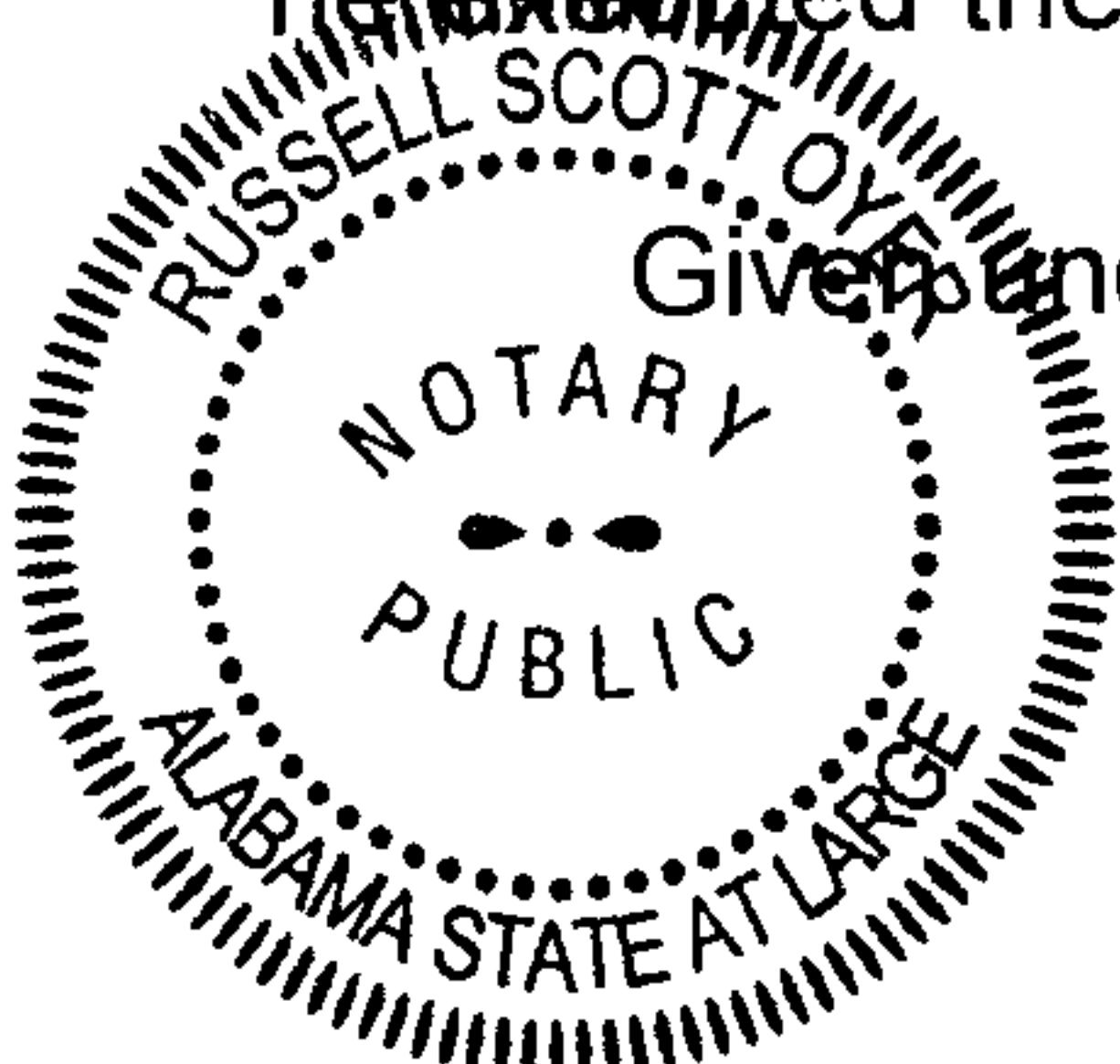
Shelby County, AL 03/15/2016
State of Alabama
Deed Tax: \$122.50

Donald Murrill Botta
Donald Murrill Botta

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Donald Murrill Botta** whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 23rd day of April, 2015.



R. Scott Oyer
Notary Public
Commission Expires: _____

Notary Public - Alabama State At Large
My Commission Expires
March 21, 2017
Bonded Thru Notary Public Underwriters

EXHIBIT A


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Commence at the Northwest corner of the Southwest one-quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of the Southwest one-quarter of Section 11 for a distance of 1235.17 feet; thence turn an angle of the right of 90 deg. 00 minutes and run in a Southerly direction for a distance of 466.53 feet; thence turn an angle to the left of 90 degrees 57 minutes 47 seconds and run in an Easterly direction for a distance of 773.61 feet; thence turn an angle to the right 103 degrees 49 minutes 54 seconds and run in a Southwesterly direction for a distance of 55.56 feet to the point of beginning, from the point of beginning thus obtained thence continue in a Southwesterly direction along last described course for a distance of 125.00 feet; thence turn an angle to the left of 89 degrees 45 minutes 26 seconds and run in a Southeasterly direction for a distance of 189.46 feet to the point of commencement of a curve ~~to the left~~, having a central angle of 91 degrees 07 minutes 08 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a Southeasterly, Easterly and Northeasterly direction for a distance of 39.76 feet to a point on the Northwest right-of-way of Alabama Hwy #119; thence turn an interior angle to the left of 44 degrees 08 minutes 41 seconds from the chord of last described course to the chord of the following described course, said course being situated on a curve to the right, having a central angle of 3 degrees 47 minutes and a radius of 2753.73 feet; thence run in a Southwesterly direction along the arc of said curve and the Northwesterly right-of-way line of Hwy #119 for a distance of 181.83 feet; thence run in a Southwesterly direction along the tangent extended to said curve and the Northwesterly right-of-way line of Hwy #119 for a distance of 12.80 feet; thence turn an angle to the right of 87 degrees 34 minutes 11 seconds and run in a Northwesterly direction for a distance of 212.31 feet; thence turn an angle to the left of 90 degrees and run in a Southwesterly direction for a distance of 137.33 feet; thence turn an angle to the right of 103 degrees 00 minutes 35 seconds and run in a Northwesterly direction along the centerline of Buck Creek for a distance of 70.23 feet; thence turn an angle to the left of 16 degrees 55 minutes 51 seconds and run in a Northwesterly direction along the centerline of Buck Creek for a distance of 103.32 feet; thence turn an angle to the right of 73 degrees 55 minutes 17 seconds and run in a Northeasterly direction for a distance of 212.94 feet; thence turn an angle to the right of 63 degrees 40 minutes and run in a Northeasterly direction for a distance of 85.00 feet; thence turn an angle to the left of 63 degrees 40 minutes and run in a Northeasterly direction for a distance of 115.00 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction for a distance of 82.00 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Donald M. Botta
Mailing Address 1545 Caribbean Circle
Alabaster, AL 35007

Grantee's Name Donald Murrill Botta
Mailing Address Frances Elizabeth Botta
1545 Caribbean Circle
Alabaster, AL 35007


Property Address 1545 Caribbean Circle
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 122,400.00

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 William E. Swatek

Unattested

(verified by)

Sign Attorney

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1