

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20160729000266240 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
07/29/2016 09:59:09 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Four Thousand, Nine Hundred and no/100's Dollars (\$94,900.00)** and other good and valuable consideration to the undersigned,

Daniel Dozier, a married man

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Charles Boothe, Jr.

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land being part of Block 46 and Block 47 of Safford's Addition to Shelby, as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said Block 47 of Safford's Addition to Shelby, thence S 00 deg. 22' 13" W, a distance of 81.19' to the Point of Beginning; thence N 87 deg. 27' 48" E, a distance of 82.59' thence S 31 deg. 40' 52" E, a distance of 155.50'; thence S 01 deg. 30' 58" E, a distance of 127.39'; thence S 84 deg. 29' 25" W, a distance of 251.08'; thence N 03 deg. 22' 25" W, a distance of 38.17'; thence N 25 deg. 45' 38" W, a distance of 259.03'; thence N 87 deg. 27' 48" E, a distance of 197.39' to the Point of Beginning.

Also including a 30' ingress and utility easement lying 15' either side of and parallel to the following described centerline:

Begin at the NW corner of above said Block 47; thence S 00 deg. 22' 13" W, a distance of 385.00' to the Point of beginning of said centerline; thence N 89 deg. 47' 44" W, a distance of 24.11'; thence N 37 deg. 30' 54" W, a distance of 279.10'; thence N 19 deg. 02' 11" W, a distance of 62.65'; thence N 02 deg. 27' 45" E, a distance of 880.91' to the beginning of a curve to the left having a radius of 135.00, a central angle of 91 deg. 31' 13", and subtended by a chord which bears N 43 deg. 17' 51" W and a chord distance of 193.43'; thence along the arc of said curve, a distance of 215.64'; thence N 89 deg. 03' 28" W, a distance of 130.34' to the Point of beginning of said centerline.

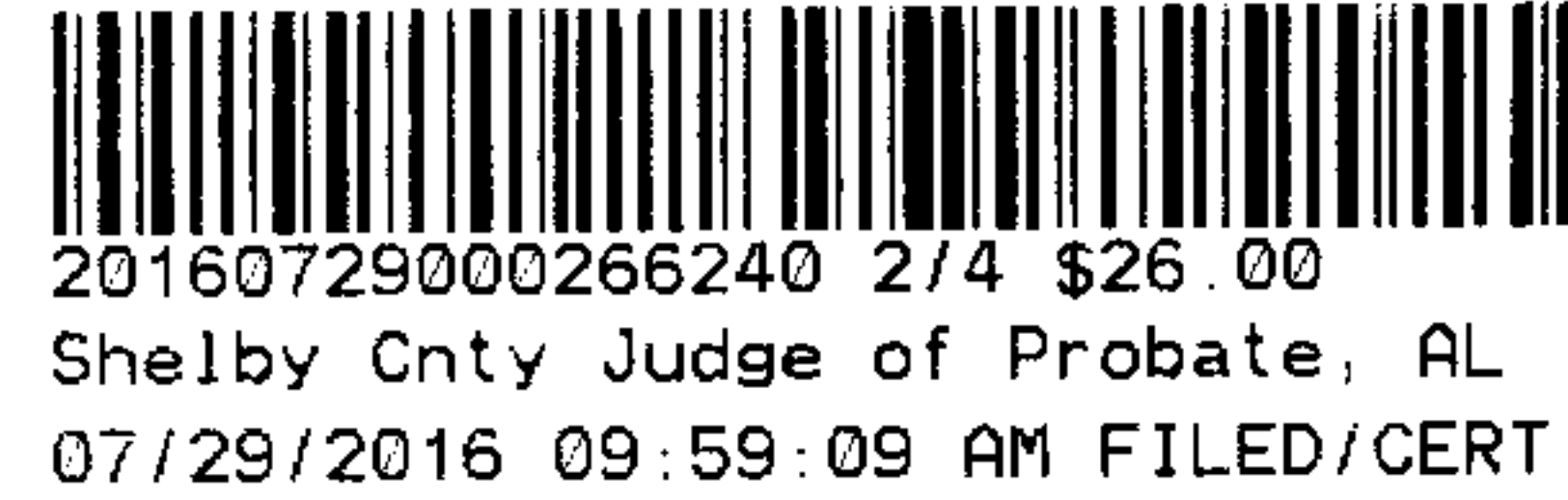
Also permanently affixed is the following manufactured home:

Shelby County, AL 07/29/2016
State of Alabama
Deed Tax: \$2.00

(1) 2006 Patriot Manufactured Home, Model Pinnacle 3 with VIN No. PAL20003AAL and VIN No. PAL20003BAL.

Situated in Shelby County, Alabama.

Subject to:



- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the recording date of this Deed but prior to the date the grantee acquires for value of record the estate or interest described in this Deed.**
- 2. All taxes for the year 2016 and subsequent years, not yet due and payable.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 4. Rights or claims of parties in possession not shown by the public records.**
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 6. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.**
- 8. Any representation as to the present ownership of any such interests in # 7 above, including but not limited to leases, grants, exceptions or reservations of interests.**
- 9. Any security interest which may be claimed or perfected under the Uniform Commercial Code.**
- 10. Any loss and/or claim which may result from the fact that a mobile home, or manufactured home, rests on the subject property and that it is not presently attached to the land or that it might at some later time be severed from the land.**
- 11. Subject to any loss, or damage, including shortage of area and claims of others arising from the mislocation of fences inside the subject property inside the south property line running east to west as is depicted on that survey by Rodney Shiflett Surveying dated April 21, 2016.**

\$93,180.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

The above described property is not the homestead of the grantor or his spouse. The grantor and his spouse maintain a separate homestead in Chilton County, Alabama.

TO HAVE AND TO HOLD, unto the said grantee, his heirs and assigns, forever.

And said grantor does for herself, her heirs, successors and assigns, covenant with said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, successors and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set her signature and seal this the 27th day of July, 2016.

WITNESS:

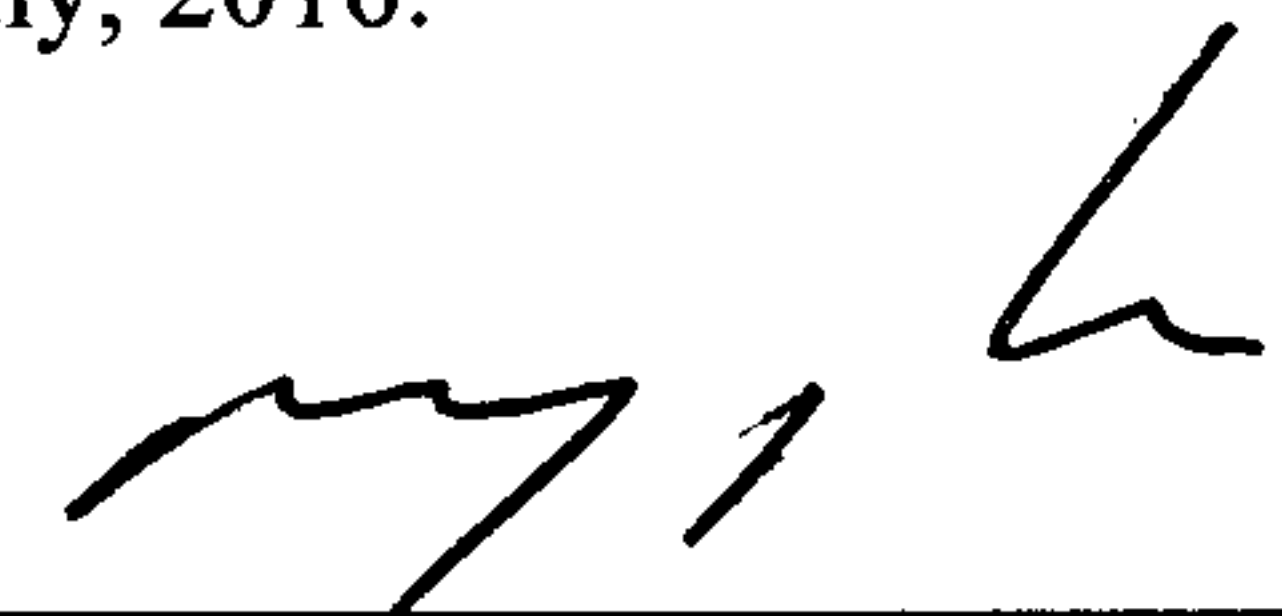

Daniel Dozier

STATE OF ALABAMA
SHELBY COUNTY


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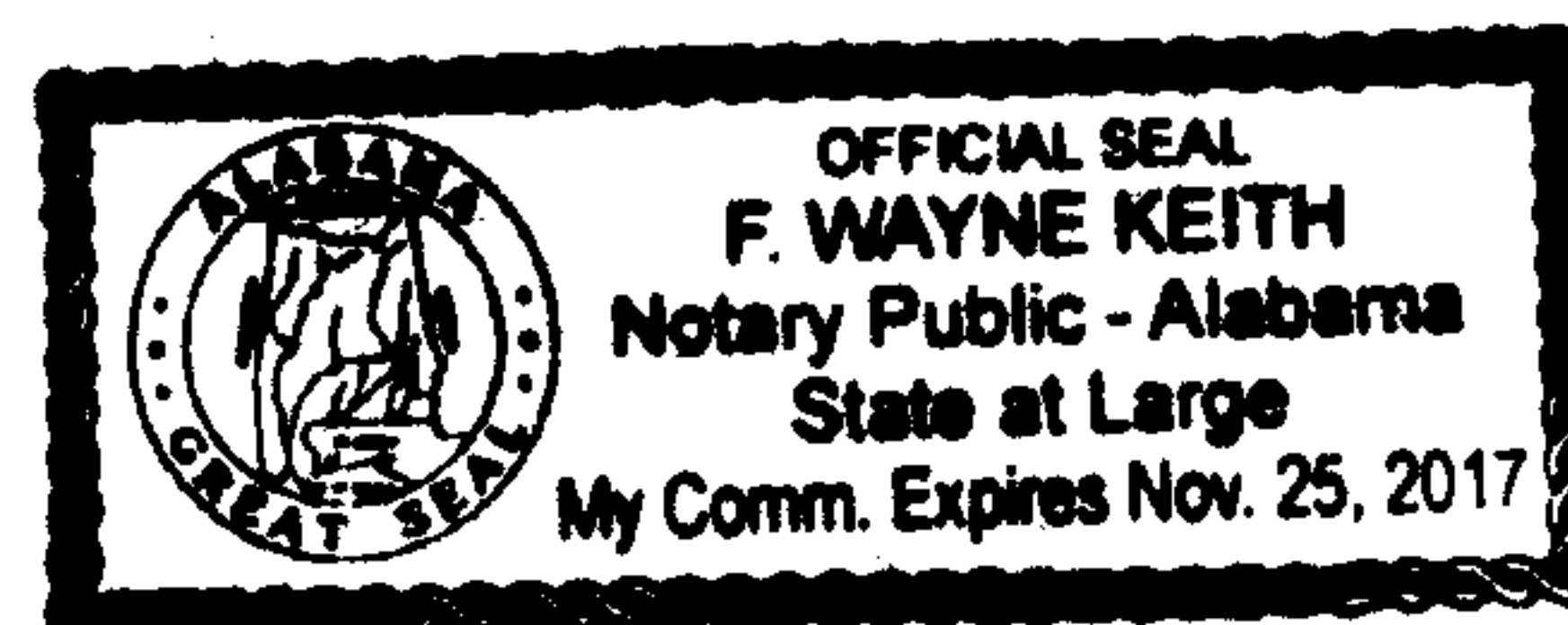
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Daniel Dozier, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and seal this the 27th day of July, 2016.



Notary Public

SEND TAX NOTICE TO:
Charles Boothe, Jr.
4887 Highway 47
Shelby, Alabama 35143



Real Estate Sales Validation Form

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

Grantors' Name: Daniel Dozier

Mailing Address : 337 Fernbrook Lane
Shelby, AL 35143

Grantee's Name: Charles Boothe Jr

Mailing Address: 4887 Highway 47
Shelby, AL 35143

Property Address: See legal description on Deed

Date of Transfer: July 27, 2016

Total Purchase Price \$94,900.00

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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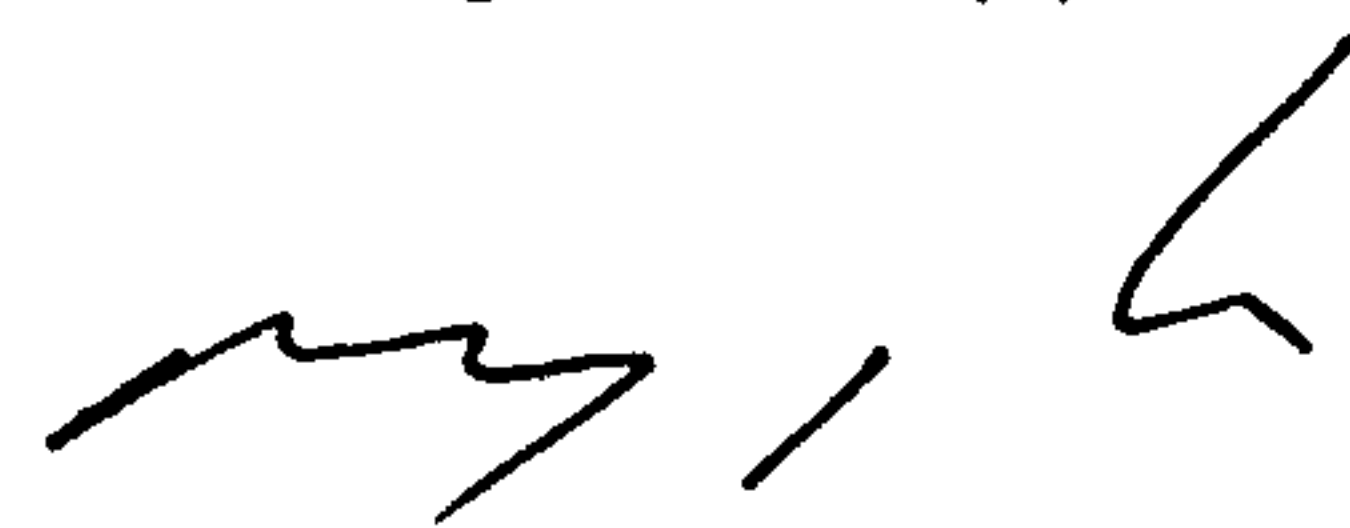
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: July 27, 2016

x

Sign


verified by closing agent
F. Wayne Keith Attorney

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