

This Instrument was Prepared by:
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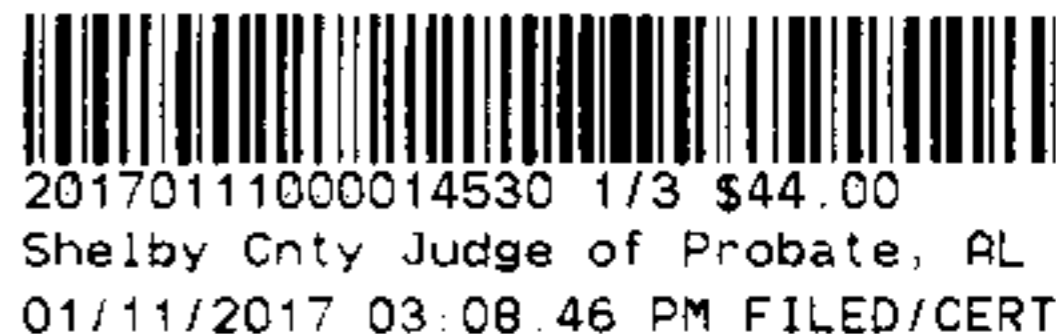
Send Tax Notice To: Linda Rickmon
209 Thompson Road
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

) Know All Men by These Presents:

Shelby County



That in consideration of the sum of **Two Hundred Thirty Three Thousand Dollars and No Cents (\$233,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **John Boulton and Carole Boulton, husband and wife, whose mailing address is 125 Farmstead Road, Wilsonville, AL 35186** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Linda Rickmon, whose mailing address is 209 Thompson Road, Alabaster, AL 35007** (herein referred to as Grantee), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 209 Thompson Road, Alabaster, AL 35007**; to wit;

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION AND RUN THENCE WESTERLY ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 351.68 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 264; THENCE TURN 104 DEGREES 09 MINUTES 50 SECONDS RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 143.03 FEET TO A POINT; THENCE TURN 75 DEGREES 50 MINUTES 10 SECONDS RIGHT AND RUN EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 313.43 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID 1/4 - 1/4; THENCE TURN 88 DEGREES 39 MINUTES 34 SECONDS RIGHT AND RUN SOUTHERLY ALONG SAID 1/4 LINE FOR A DISTANCE OF 138.72 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$210,000.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

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.

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.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 213, page 115, in Probate Office.

Right of Way granted to Shelby County recorded in Deed Book 115, page 568, in Probate Office.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/11/2017
State of Alabama
Deed Tax: \$23.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of January, 2017.

John Boult
John Boult

Carole J Boult
Carole Boult

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that John Boult and Carole Boult, husband and wife whose names are signed to the foregoing conveyance, and who are 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 the 9th day of January, 2017.

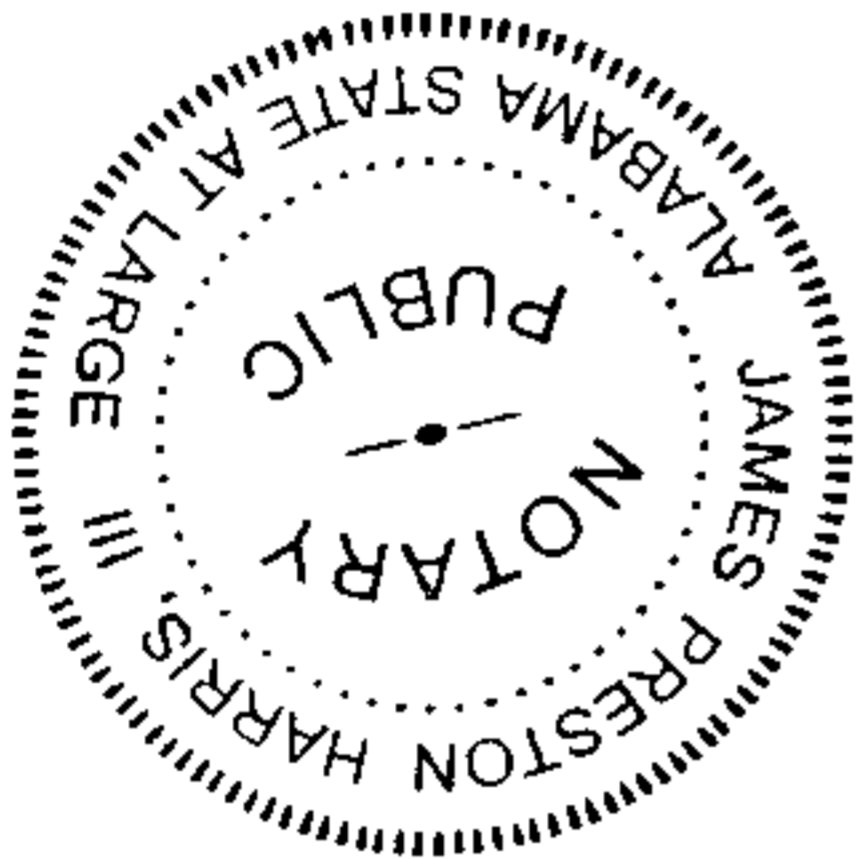
James Preston Harris III

Notary Public, State of ALABAMA

the undersigned authority

Printed Name of Notary

My Commission Expires: 3/21/2018



20170111000014530 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
01/11/2017 03:08:46 PM FILED/CERT

