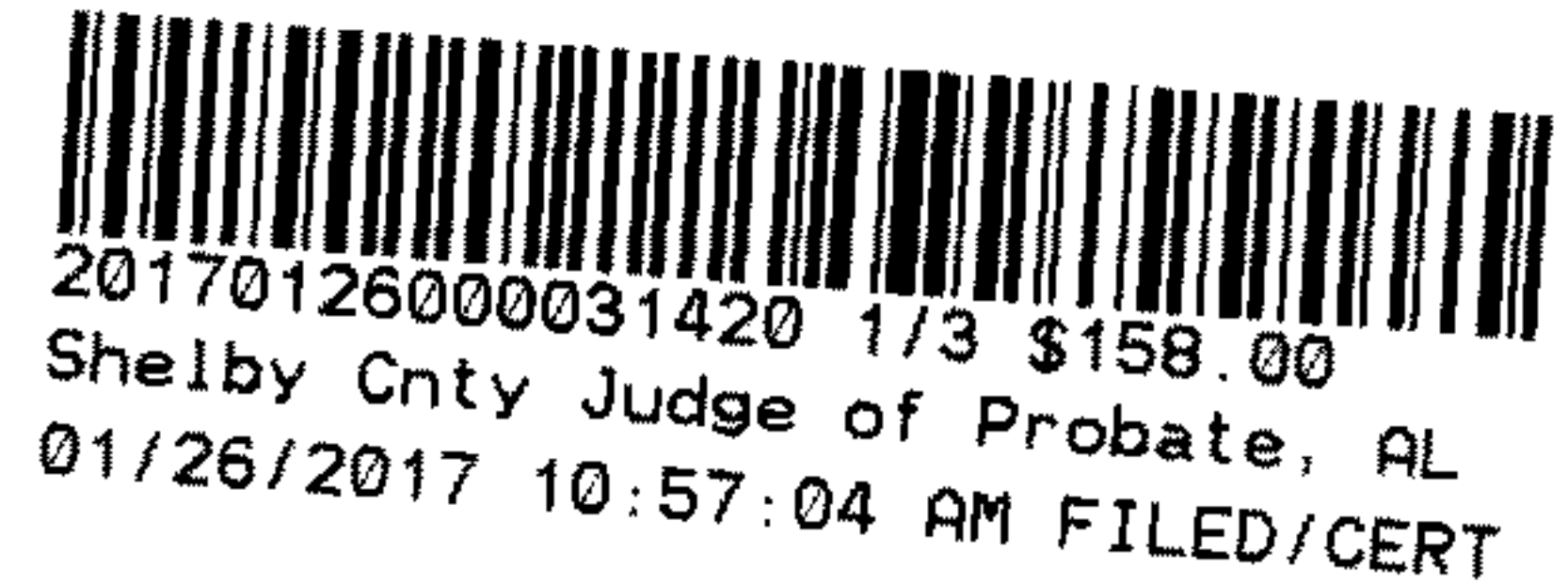


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Shawn C. Boggan**  
**14126 Hwy 41 North**  
**Leeds AL 35094**

**WARRANTY DEED**



**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND DOLLARS and NO/00 (\$137,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John Boggan and wife, Rachel Boggan (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Shawn C. Boggan (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION***  
***Grantors herein reserve a Life Estate in and to the***  
***property described on Exhibit A.***


**SUBJECT TO:**

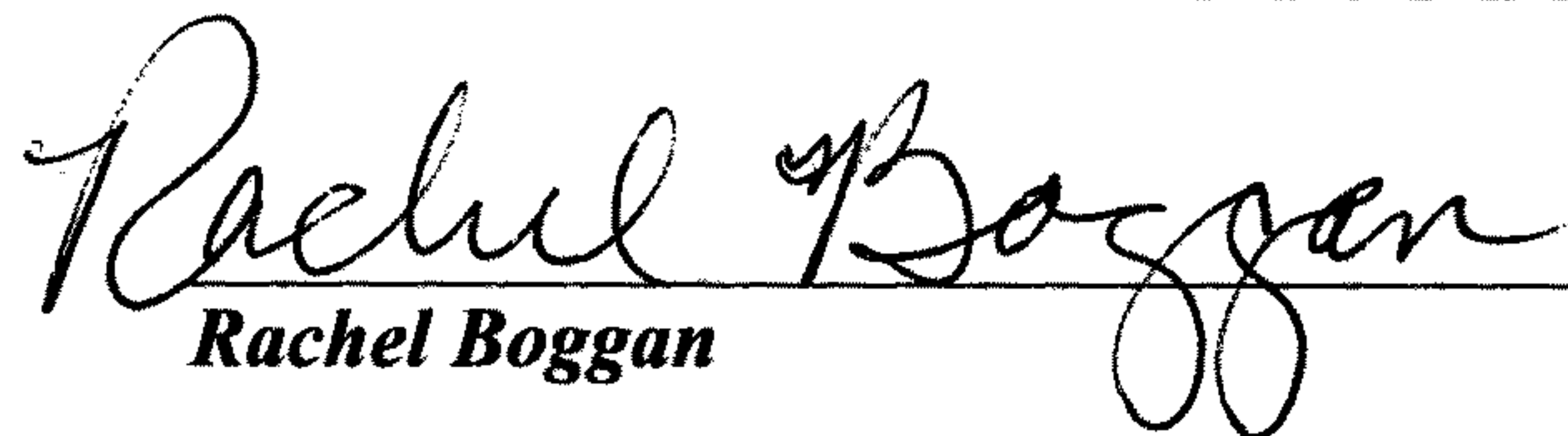
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** to the said grantee, 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 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 26<sup>th</sup> day of Jan, 2017.

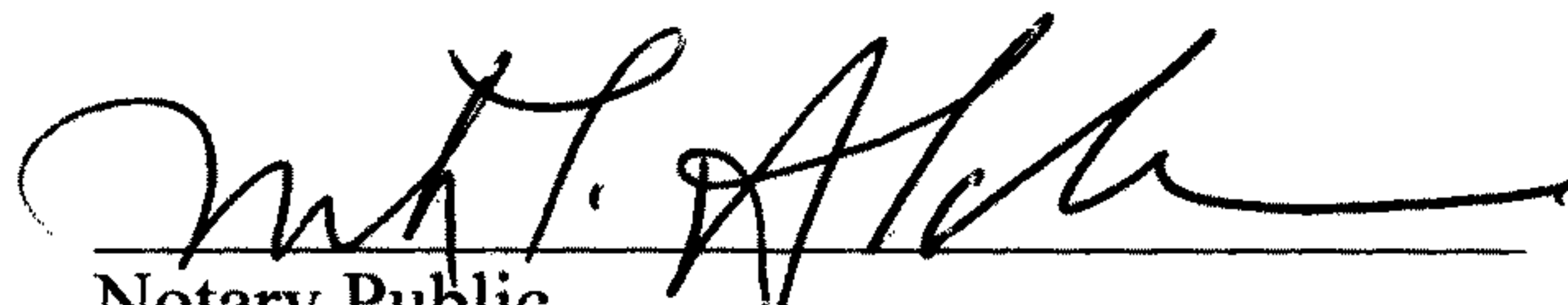
  
**John Boggan**

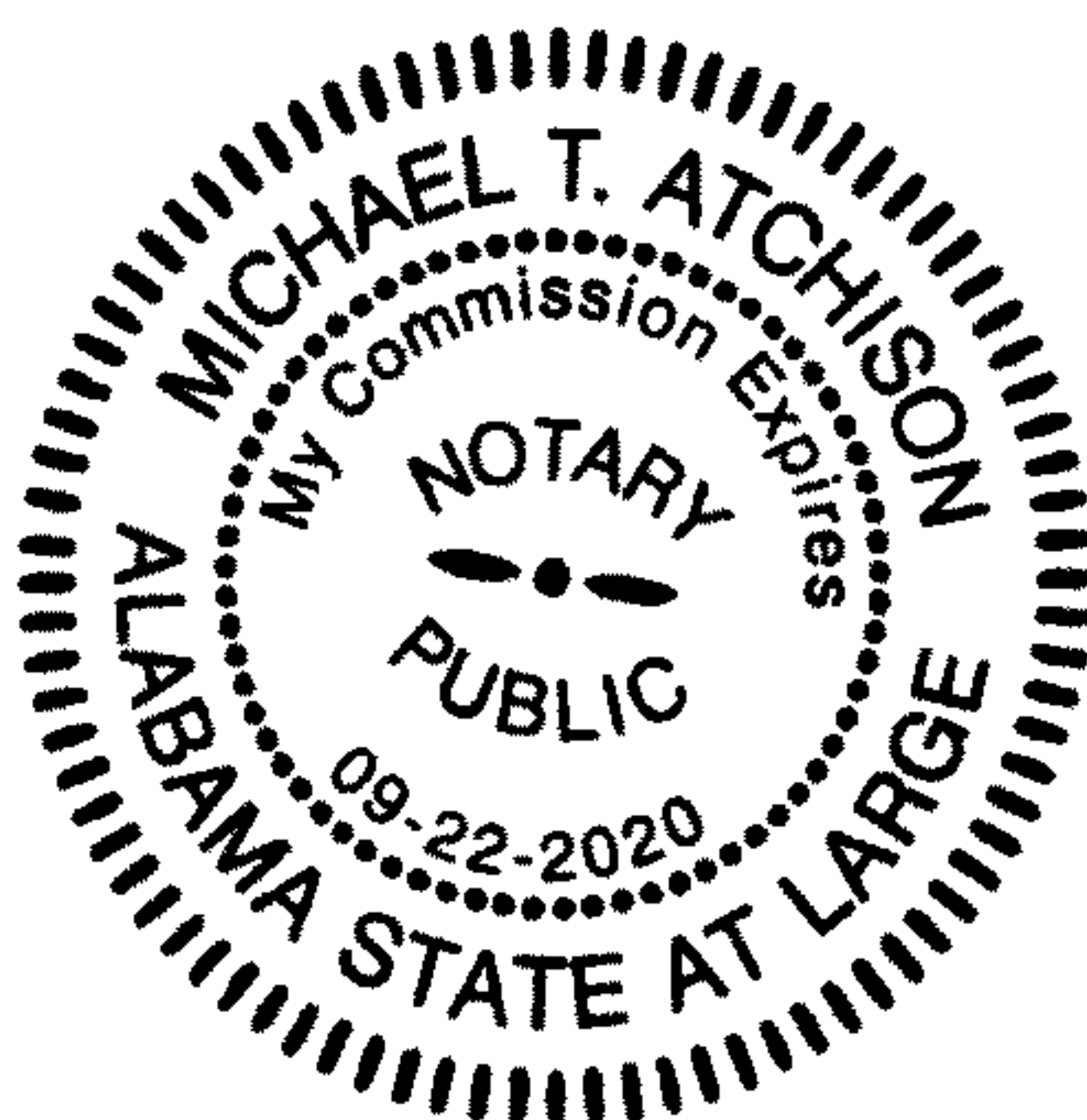
  
**Rachel Boggan**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John Boggan and Rachel Boggan**, 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 26<sup>th</sup> day of Jan, 2017.

  
Notary Public  
My Commission Expires: 9-22-20

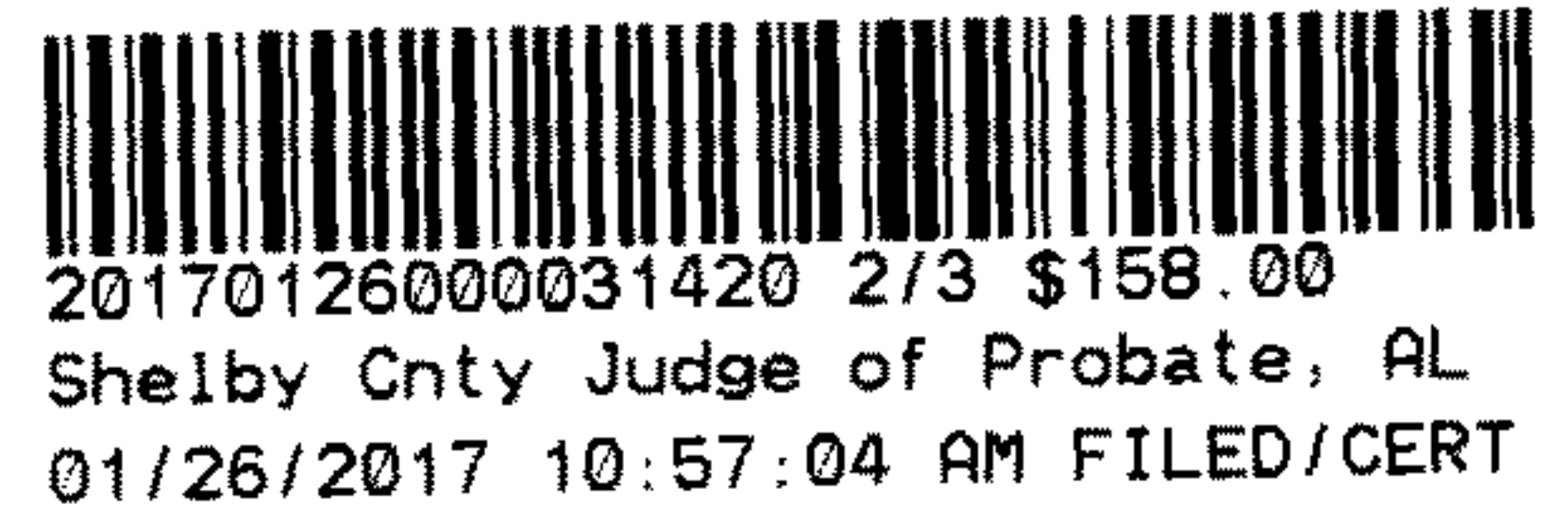


Shelby County, AL 01/26/2017  
State of Alabama  
Deed Tax: \$137.00

**EXHIBIT A – LEGAL DESCRIPTION**

**South Parcel**

**The SW 1/4 of the NE 1/4, and that part of the SE 1/4 of the NW 1/4 lying east of Shelby County Road 41, Section 35, Township 17 South, Range 1 East, less and except +/- 1 acre previously deeded to Shawn Boggan on 7/10/1995 near the SW corner, and less and except a perpetual 30 foot easement granted for access and utilities along an existing old road bed extending from Shelby County Road 41 to the south line of the NW 1/4 of the NE 1/4 Section 35 T. 17S, R. 1. E.**



Less and except property described in Instrument #2017012000002462, Probate Office, Shelby County, Alabama.

Also Less and except property deeded to Randy Turner as recorded in Instrument # 20170126000031410, Probate Office, Shelby County, Alabama.



# Real Estate Sales Validation Form

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

Grantor's Name John Boggan  
Mailing Address 14180 Hwy 41 N  
Leeds AL 35094

Grantee's Name Shawn C. Boggan  
Mailing Address 14126 Hwy 41 N  
Leeds AL 35094

Property Address \_\_\_\_\_  
14180 Hwy 41 N  
Leeds AL 35094

Date of Sale 1-26-17  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 137,000.00

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 1/2 tax value

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 1-26-17

Print John Boggan

☐ Unattested

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

20170126000031420 3/3 \$158.00  
Shelby Cnty Judge of Probate, AL  
01/26/2017 10:57:04 AM FILED/CERT

Form RT-1