

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law

300 Vestavia Parkway, Suite 2300

Birmingham, AL 35216

File No. 2017-03-5314

Documentary Evidence: Sales Contract

Send Tax Notice To:

Angela Denise Boackle and

Richard Abraham Boackle

137 Tall Timber Road

Alabaster, AL 35007

(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Thirteen Thousand Nine Hundred and 00/100 Dollars (\$213,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledged, I, **Wallace Lane Montgomery, as Personal Representative of the Estate of Opal Morgan Montgomery, Deceased, Probate Case No. PR-2014-000259**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Angela Denise Boackle and Richard Abraham Boackle**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 21 South, Range 3 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the above said 1/4 - 1/4; thence run westerly along the South line of said 1/4 - 1/4 section for a distance of 800 feet to an iron pin found (1" rebar), said point being the point of beginning; thence continue along the last described course for a distance of 399.95 feet to an iron pin found (1/2" crimp top pipe); thence turn an interior angle left of 92 deg. 05 min. 03 sec. and run Northerly for a distance of 630.27 feet to an iron pin found (1/2" crimp top pipe), said point lying on the South right of way of Tall Timber Road; thence turn an interior angle left of 88 deg. 30 min. 50 sec. and run Easterly along said right of way for a distance of 402.95 feet to an iron pin found (5/8" rebar); thence turn an interior angle left of 91 deg. 12 min. 14 sec. and leaving said right of way run Southerly for a distance of 634.43 feet to the point of beginning; being situated in Shelby County, Alabama.

\$203,205.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Opal Morgan Montgomery was the surviving grantee of that certain deed recorded in Book 251 page 151 in the Probate Office of Shelby County, Alabama; the other grantee, Auldon Montgomery, having died on or about 1/25/1985.

Subject property does not constitute the homestead property of the Grantors herein, as defined by the Code of Alabama.

**SUBJECT TO:** Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 27th day of April, 2017.

**Estate of Opal Morgan Montgomery, Deceased**

By: Wallace Lane Montgomery, Personal Representative (Seal)  
Wallace Lane Montgomery, Personal Representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wallace Lane Montgomery, whose name as Personal Representative of the Estate of Opal Morgan Montgomery, is 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, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have set my hand and seal this the 27th day of April, 2017.

Notary Public Rodney S. Parker  
My Commission Expires: 12/09/2019

Grantors' Mailing Address:  
11431 Duck Springs Rd  
Attalla, AL 35954

Shelby County, AL 04/28/2017  
State of Alabama  
Deed Tax: \$11.00

