

Send tax notice to:
Eric Bourne & Colleen Bourne
13589 Highway 73
Montevallo, AL 35115
PEL1700212

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170502000151770
05/02/2017 03:14:15 PM
DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Patrick D. Thomas, an unmarried man whose mailing address is:**
P.O. Box 43 Wilton, AL 35187 (hereinafter referred to as "Grantor"), by **Eric Bourne and Colleen Bourne** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of the NW 1/4, Section 9, Township 24 North, Range 12 E and run Easterly along said 1/4 1/4 section 2750.03 feet; thence turn left 90° and run Northerly 210 feet to the point of beginning; thence continue along the last stated course 281.86 feet to a point on the Southerly line of Wilmont Gardens Subdivision, as drawn by H. W. Cannon in March 1957 and recorded in Map Book 4, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn right 91° 19' 26" and run Easterly along said line 613.06 feet to a point on the Westerly right of way line of Shelby County Road 73; thence turn right 107° 57' 23" and run Southwesterly along said right of way line 177.66 feet to a point; thence turn right 70° 43' 11" and run Westerly 167.48 feet; thence turn left 90° and run Southerly 100 feet; thence right 90° and run Westerly 386.75 feet to the point of beginning.

ALSO:

A parcel of land located in the SW 1/4 of the NW 1/4, Section 9, Township 24 North, Range 12 East, described as follows: Begin at the SW corner of the SW 1/4 of the NW 1/4, Section 9, Township 24 North, Range 12 East, and run Easterly along the South side of the N 1/2 of Section 9 for a distance of 2750.03 feet; thence continue Easterly along the South side of the said N 1/2 of Section 9, T-24-N, R-12-E, for a distance of 445.79 feet to a point on the West R.O.W. of Shelby County Hwy. 73; thence turn an angle of 70 degrees 43 minutes 19 seconds to the left and run Northeasterly along said R.O.W. for 222.48 feet to the point of beginning of the parcel herein described; thence turn an angle of 109 degrees 16 minutes 41 seconds to the left and run Westerly 132.5 feet; thence turn right an angle of 90 degrees and run Northerly for 100 feet; thence turn right 90 degrees and proceed Easterly 167.48 feet, more or less, back to the R.O.W. of Shelby County Hwy No. 73; thence turn right and run Southwesterly along said R.O.W. for 105.94 feet back to the point of beginning, situated in Shelby County, Alabama.

Less and except the following described property:

Part of the SW 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows: From an existing Blain iron rebar being the locally accepted SE

corner of Lot 26, Block 1, Wilmont Gardens, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 7, run thence in a Southwesterly direction along the Northwest right of way line of Shelby County Highway No. 73 for a distance of 15.77 feet to an existing Weygand rebar being the point of beginning; thence continue in a Southwesterly direction along last mentioned course and along the Northwest right of way line of Shelby County Highway No. 73 for a distance of 161.89 feet to an existing old Blain rebar; thence turn an angle to the right of 86 degrees 03 minutes 43 seconds and run in a Northwesterly direction for a distance of 216.36 feet to an existing Weygand rebar, thence turn an angle to the right of 92 degrees 25 minutes 17 seconds and run in a Northeasterly direction for a distance of 105.81 feet to an existing Weygand rebar; thence turn an angle to the right of 73 degrees 32 minutes and run in an Easterly direction for a distance of 229.88 feet, more or less, to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

\$288,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Patrick D. Thomas has hereunto set his signature and seal on April 28, 2017.


Patrick D. Thomas

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick D. Thomas, an unmarried man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

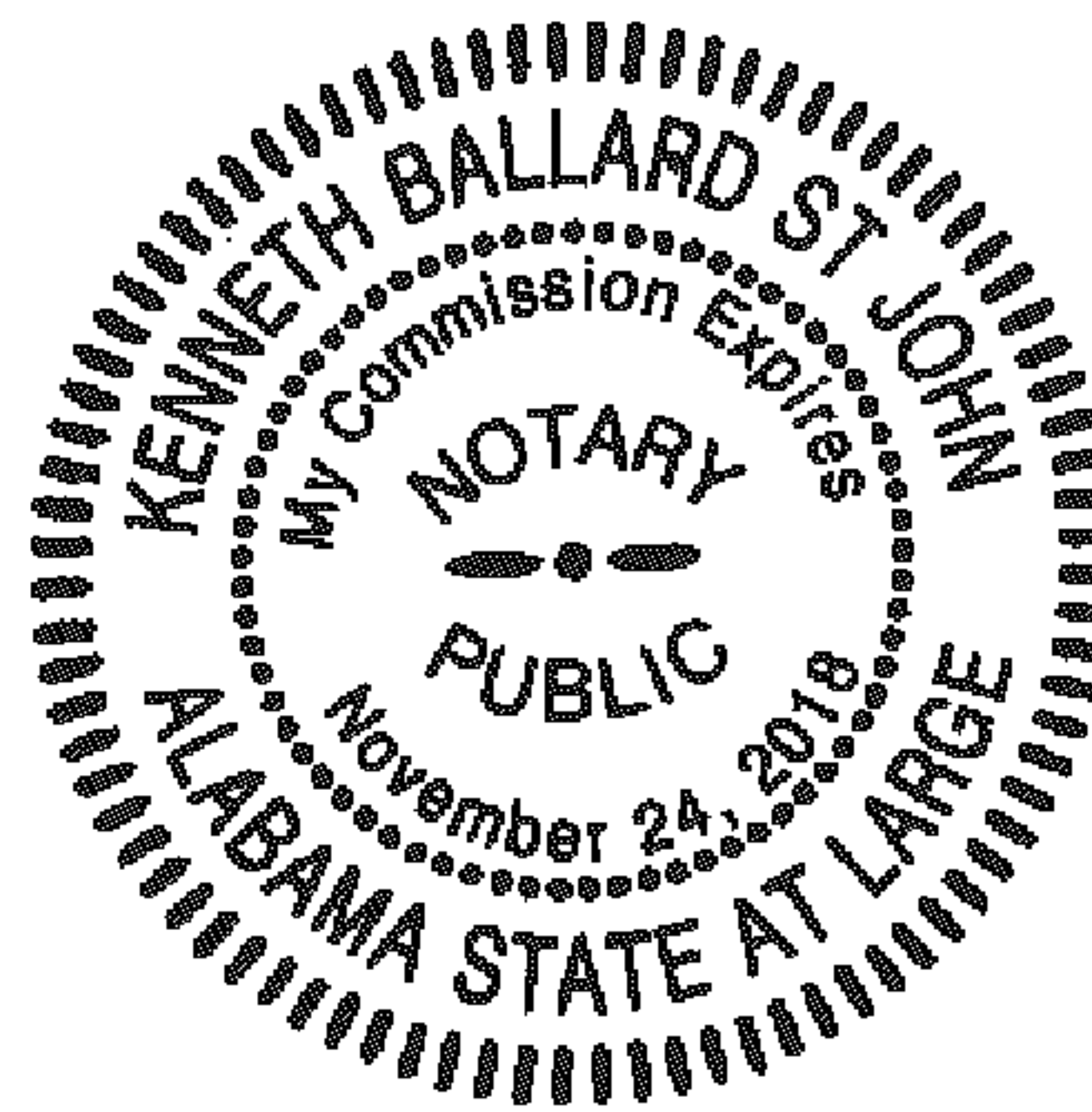
Given under my hand and official seal this the 28th day of April, 2017.

(NOTARIAL SEAL)


Notary Public

Print Name: Kenneth Ballard St. John

Commission Expires: 11/24/2018



Real Estate Sales Validation Form

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

Grantor's Name Robert D Thomas
Mailing Address PO Box 43
Union Hill AL 35187

Grantee's Name Eric Bourne
Mailing Address Colleen Bourne
13589 Hwy 73
Montevallo, AL 35115

Property Address 13589 Hwy 73
Montevallo, AL 35115

Date of Sale 4/28/17
Total Purchase Price \$ 329,000

or
Actual Value \$

or

Assessor's Market Value \$

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

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 4/28/17

Unattested

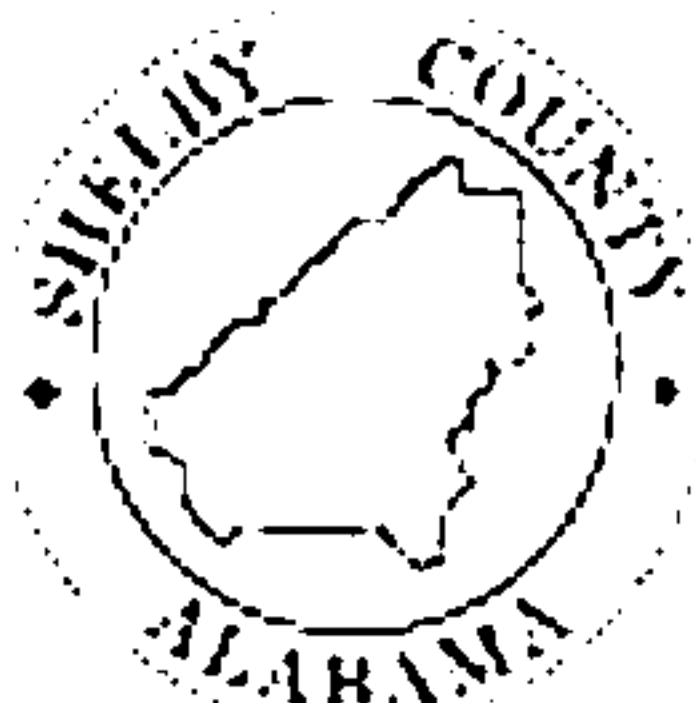
(verified by)

Sign

Ernest B St John
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170502000151770 05/02/2017 03:14:15 PM DEEDS 4/4



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2017 03:14:15 PM
\$56.00 CHARITY
20170502000151770

James W. Fuhrmeister