

This Instrument was Prepared by:

Send Tax Notice To: Alonzo L. Boroughs IV

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

3726 Hwy 77
Columbiana, AL 35051

File No.: S-17-23815

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Laura Dell Hall, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alonzo L. Boroughs IV**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$132,554.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of June, 2017.


Laura Dell Hall

State of Alabama

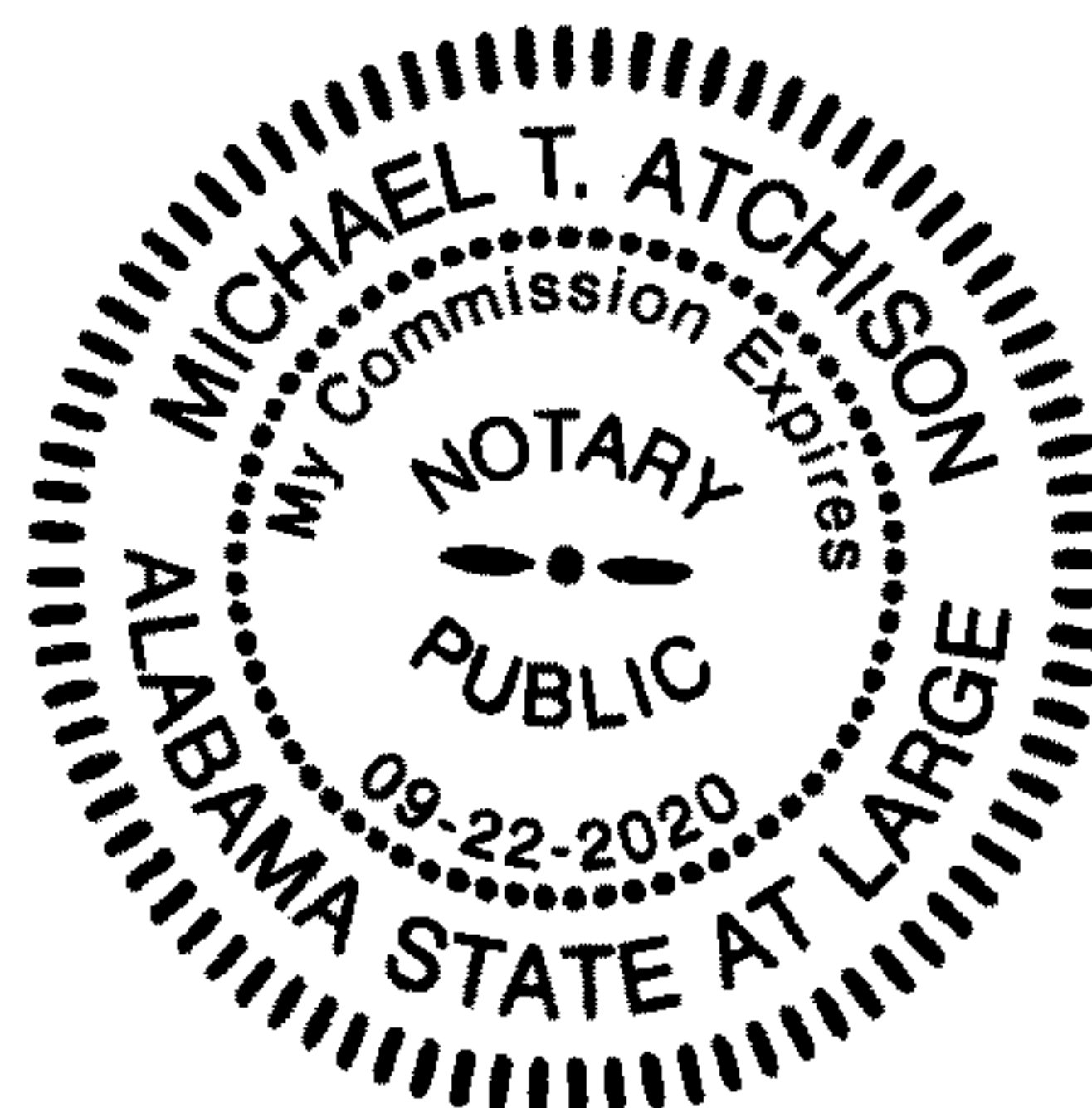
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Laura Dell Hall, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020


20170705000238190 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:23 PM FILED/CERT

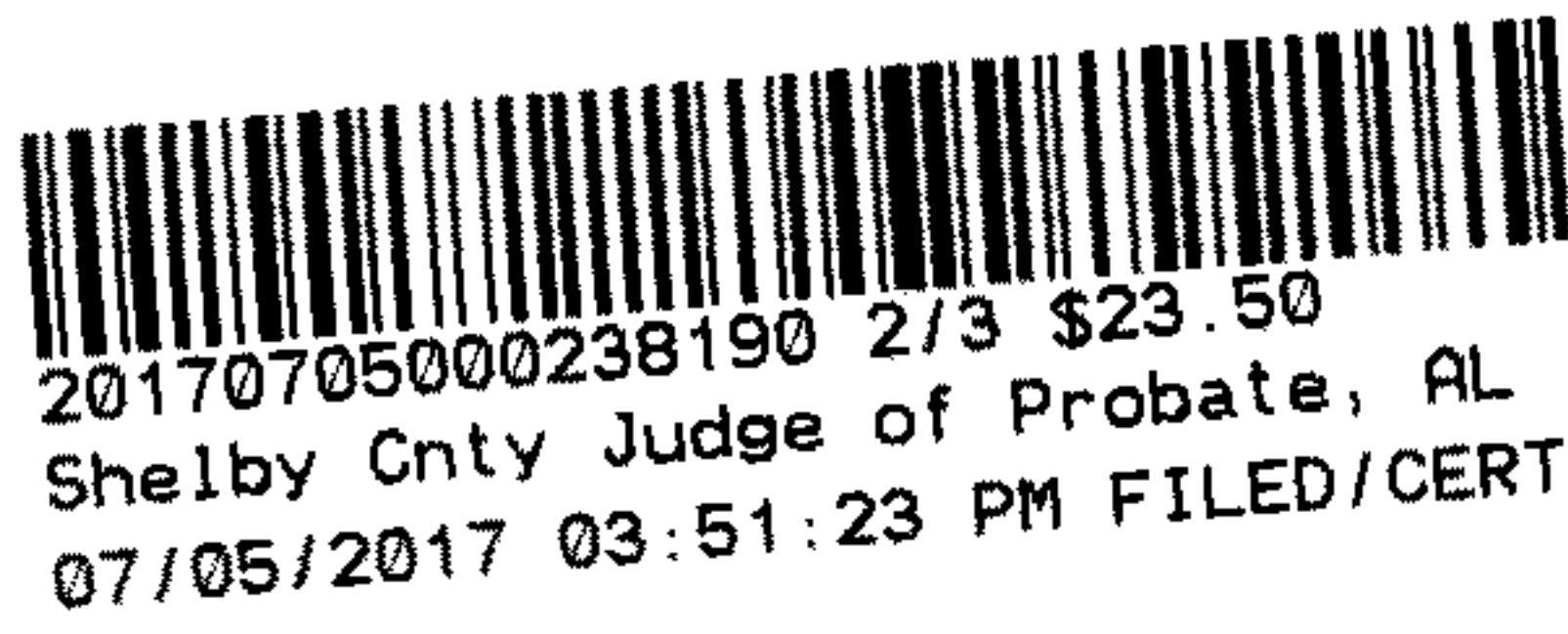


Shelby County, AL 07/05/2017
State of Alabama
Deed Tax: \$2.50

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southeast 1/4 of the Northeast of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Southwest corner of said 1/4 -1/4 Section; thence run East along the South line of said 1/4 -1/4 Section a distance of 170.0 feet; thence turn left 90 degrees 44 minutes 30 seconds a distance of 174.62 feet to the centerline of a gravel drive; thence turn left 83 degrees 55 minutes 20 seconds along said centerline a distance of 170.95 feet to the West line of said 1/4 - 1/4 Section; thence turn left 96 degrees 04 minutes 40 seconds along said 1/4 -1/4 line a distance of 190.52 feet to the point of beginning. Less and except any portion lying within the right of way of Crumpton Cemetery Road.

Also, Commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 54 seconds East, a distance of 170.00 feet to the point of beginning; thence North 89 degrees 56 minutes 34 seconds East, a distance of 17.00 feet; thence North 00 degrees 46 minutes 36 seconds West, a distance of 173.02 feet; thence North 84 degrees 41 minutes 56 seconds West, a distance of 17.10 feet; thence South 00 degrees 46 minutes 36 seconds East, a distance of 174.62 feet to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name Laura Dell Hall
Mailing Address 3726 Highway 77
Columbiana, AL 35051

Grantee's Name Alonzo L. Boroughs IV
Mailing Address: 3726 Hwy 77
Columbiana, AL 35051

Property Address 3726 Highway 77
Columbiana, AL 35051

Date of Sale June 30, 2017
Total Purchase Price \$135,000.00
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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 June 29, 2017

Print Laura Dell Hall

Unattested

Sign Laura Dell Hall

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170705000238190 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:23 PM FILED/CERT

Form RT-1