

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

20170817000298030
08/17/2017 09:13:27 AM

Send Tax Notice To: Michael E. Boulton
Maria B. Grant
4828 E. 300 N
Franklin, IN 46131

DEEDS 1/5
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 **Six Hundred Thirty One Thousand Dollars and No Cents (\$631,000.00), 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, **Russell Marsh and Jessica Marsh, husband and wife, whose mailing address is 65 Hawthorn Street, Birmingham, AL 35242** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Michael E. Boulton and Maria B. Grant, whose mailing address is 4828 E. 300 N, Franklin, IN 46131** (herein referred to as Grantees), 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 1066 Signal Valley Trail, Chelsea, AL 35043**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$394,550.00 of the Purchase price is being pad by a Mortgage being recorded simultaneously 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.

Subject to:

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.

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of August, 2017.


Russell Marsh, By: Jessica Marsh, as Agent

Jessica Marsh

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jessica Marsh whose name as Agent/Attorney in Fact for Russell Marsh, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Agent/Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on August 15, 2017.

Notary Public

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

My commission expires: 1/9/2021

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 Jessica Marsh 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 15th day of August, 2017.

Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

EXHIBIT "A"

20170817000298030 08/17/2017 09:13:27 AM DEEDS 3/5

PARCEL I:

FROM A #5 REBAR AT THE NW CORNER OF THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID SW 1/4 - NE 1/4 A DISTANCE OF 664.91 FEET TO A 1/2" REBAR, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE TURN 88°44'41" RIGHT AND RUN 419.63 FEET TO A POINT IN THE CENTER OF A 60' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, KNOWN AS SIGNAL VALLEY TRAIL AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AS INSTRUMENT #1996-10930; THENCE TURN 122°12'30" LEFT AND RUN 316.00 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 61°20'27" RIGHT AND RUN 1219.32 FEET TO A 1/2" REBAR; THENCE TURN 119°16'24" LEFT AND RUN 487.68 FEET TO A 1/2" REBAR; THENCE TURN 88°36'21" LEFT AND RUN 665.79 FEET TO A 1/2" REBAR ON THE EAST BOUNDARY OF AFOREMENTIONED SW 1/4 - NE 1/4; THENCE TURN 88°35'41" RIGHT AND RUN 328.00 FEET TO A 1/2" REBAR AT THE NE CORNER OF SAID SW 1/4 - NE 1/4; THENCE TURN 88°35'33" LEFT AND RUN 684.9 FEET ALONG THE NORTH BOUNDARY OF SAID SW 1/4 - NE 1/4 TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, SITUATED IN THE SE 1/4 - NE 1/4, AND THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA. (TAX PARCEL #09-6-23-0-000-0022.013)

PARCEL II:

FROM A #5 REBAR AT THE NW CORNER OF THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID SW 1/4 - NE 1/4 A DISTANCE OF 664.91 FEET TO A 1/2" REBAR; THENCE TURN 88°44'41" RIGHT AND RUN 419.63 FEET TO A POINT IN THE CENTER OF A 60' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, KNOWN AS SIGNAL VALLEY TRAIL AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AS INSTRUMENT #1996-10930, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE AND SAID EASEMENT CENTERLINE A DISTANCE OF 400.44 FEET TO A 1/2" REBAR; THENCE TURN 88°56'12" LEFT AND RUN 1332.68 FEET TO A 1/2" REBAR; THENCE TURN 151°55'52" LEFT AND RUN 1219.32 FEET TO A POINT IN THE CENTER OF AFOREMENTIONED 60' EASEMENT; THENCE TURN 61°20'27" LEFT AND RUN 316.00 FEET ALONG SAID EASEMENT CENTERLINE TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, SITUATED IN THE SW 1/4 - NE 1/4 AND THE SE 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. (TAX PARCEL #09-6-23-0-000-002.040)

BOTH PARCELS TOGETHER WITH AND SUBJECT TO THE FOLLOWING 60' EASEMENT FOR INGRESS, EGRESS & UTILITIES, CENTERLINE DESCRIPTION TO-WIT:

FROM THE SW CORNER OF THE NE 1/4 - NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, RUN THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 - NW 1/4 A DISTANCE OF 17.49 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF HEREIN DESCRIBED EASEMENT FOR INGRESS AND EGRESS AND UTILITIES; THENCE TURN 55°25'49" LEFT AND RUN 99.24 FEET ALONG SAID EASEMENT CENTERLINE AND THE FOLLOWING COURSES: 06°03'54" LEFT FOR 104.89 FEET; 12°24'30" LEFT FOR 175.59 FEET; 10°38' RIGHT FOR 201.28 FEET; 12°54'55" RIGHT FOR 165.02 FEET; 05°37'50" LEFT FOR 265.89 FEET; 15°35'30" RIGHT FOR 323.69 FEET; 13°58'30" LEFT FOR 188.54 FEET; 06°41' RIGHT FOR 128.93 FEET TO A POINT ON THE NORTH BOUNDARY OF AFOREMENTIONED SECTION 23; THENCE TURN 180°00' RIGHT AND RUN ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 50.72 FEET; THENCE TURN 92°06'49" LEFT AND CONTINUE ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 64.8.1 FEET AND THE FOLLOWING COURSES: 54°49'11" RIGHT FOR 141.23 FEET; 12°33'27" LEFT FOR 110.76 FEET; 20°34'50" LEFT FOR 169.50 FEET; 15°05'36" RIGHT FOR 86.16 FEET; 36°33'41" RIGHT FOR 166.53 FEET; 29°09'29" LEFT FOR 97.38 FEET; 14°44'38" LEFT FOR 198.02 FEET; 16°40'30" LEFT FOR 276.22 FEET; 34°30'41" LEFT FOR 274.24 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NW 1/4 - NE 1/4 OF AFOREMENTIONED SECTION 23; THENCE TURN 02°14'58" RIGHT AND CONTINUE ALONG SAID EASEMENT A DISTANCE OF 473.26 FEET TO THE P.C. OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 65°53'34" AND TANGENTS OF 100.00 FEET AND A CENTERLINE ARC DISTANCE OF 177.45 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 96.95 FEET; THENCE TURN 122°12'30" LEFT AND RUN 760.84 FEET ALONG SAID EASEMENT CENTERLINE TO A POINT ON THE NORTH BOUNDARY OF

THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE TURN 180°00' RIGHT AND RUN 760.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 57°47'30" LEFT AND RUN 338.44 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 02°42'42" RIGHT AND RUN 588.77 FEET TO THE P.C. OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 46°35'43" AND TANGENTS OF 75.0 FEET AND A CENTERLINE ARC DISTANCE OF 141.64 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 77.80 FEET; THENCE TURN 116°34'50" LEFT AND RUN 68.62 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 180°00' RIGHT AND RUN 211.45 FEET ALONG SAID EASEMENT CENTERLINE TO THE P.C. OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 17°17'51" AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 158.78 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 301.63 FEET TO THE P.C. OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 27°09'45" AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 156.99 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 21.4.77 FEET TO THE P.C. OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 30°36'35" AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 156.18 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 39.20 FEET TO THE P.C. OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 27°45'20" AND TANGENTS OF 75.0 FEET AND A CENTERLINE ARC DISTANCE OF 147.06 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 308.97 FEET; THENCE TURN 154°31'35" LEFT AND RUN 278.49 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 06°48' RIGHT AND RUN 213.47 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 00°50'46" RIGHT AND RUN 321.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 180°00' RIGHT AND RUN 321.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 00°50'46" LEFT AND RUN 213.47 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 06°48' LEFT AND RUN 278.49 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 09°12' LEFT AND RUN SAID EASEMENT CENTERLINE A DISTANCE OF 261.83 FEET TO A POINT ON THE EAST BOUNDARY OF THE SE 1/4 - SW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 176.36 FEET TO THE P.C. OF A CURVE CONCAVE LEFT HAVING A DELTA ANGLE OF 54°03'57" AND TANGENTS OF 305.47 FEET AND A CENTERLINE ARC DISTANCE OF 566.76 FEET TO THE P.C. OF A REVERSE CURVE RIGHT, HAVING A DELTA ANGLE OF 74°40'50" AND TANGENTS OF 100.0 FEET AND A CENTERLINE ARC DISTANCE OF 170.85 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 719.70 FEET TO THE P.C. OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 48°19'01" AND TANGENTS OF 250.0 FEET AND A CENTERLINE ARC DISTANCE OF 470.01 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 730.31 FEET TO A POINT OF TERMINATION OF HEREIN DESCRIBED EASEMENT CENTERLINE ON THE NORTH BOUNDARY OF OLD U.S. HWY. #280 (80' R.O.W.), AND FURTHER, FROM THE DESCRIBED POINT OF TERMINATION BACK NORTH/ NORTHEASTERLY ALONG THE DESCRIBED CENTERLINE TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE SE 1/4 - SW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST; TRACKS IN CLOSE PROXIMITY THAT CERTAIN EASEMENT CENTERLINE DESCRIBED IN BOOK 184 AT PAGE 89. SAID PROPERTY BEING SITUATED IN 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	Russell Marsh Jessica Marsh	Grantee's Name	Michael E. Boulton Maria B. Grant
Mailing Address	65 Hawthorn Street Birmingham, AL 35242	Mailing Address	4828 E. 300 N Franklin, IN 46131
Property Address	1066 Signal Valley Trail Chelsea, AL 35043	Date of Sale	August 15, 2017
		Total Purchase Price	\$631,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.


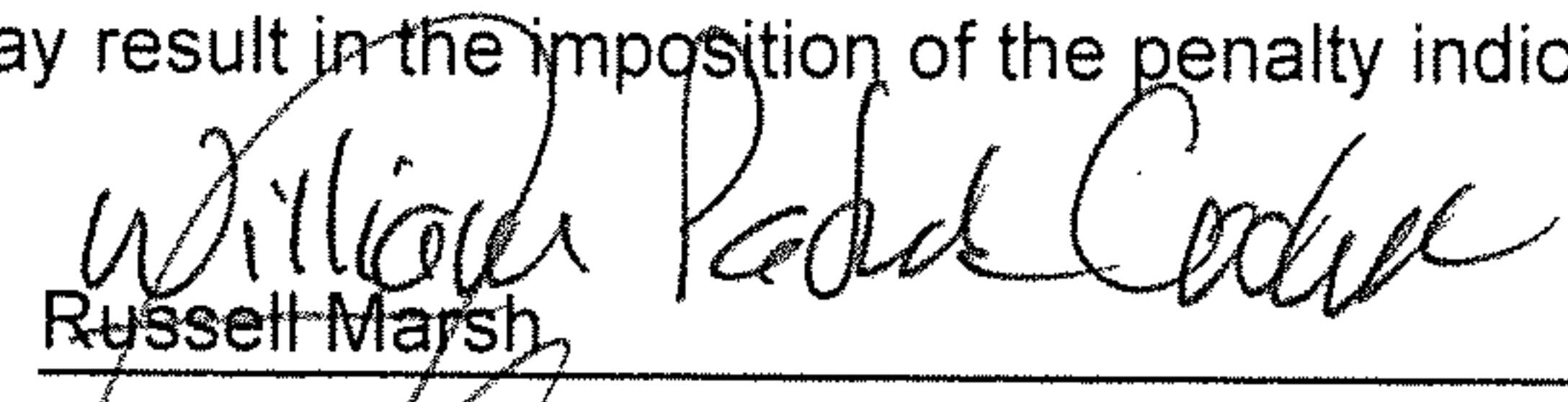
Date of Sale - the date on which interest to the property was conveyed.

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	August 14, 2017	Print	Russell Marsh
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2017 09:13:27 AM
\$263.50 DEBBIE
20170817000298030