

STATE OF ALABAMA)

COUNTY OF Shelby)



20170914000335150 1/4 \$97.50
Shelby Cnty Judge of Probate, AL
09/14/2017 01:00:41 PM FILED/CERT

WARRANTY DEED

This Deed is entered into by Sharon Boshell, a divorced woman, whose address is P.O. Box 95 Bear Creek, AL 35543, hereinafter referred to as Grantor and Alice Sheffield, a married woman, and Shelley Sheffield, a single person, hereinafter referred to as Grantees.

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey to Grantees, together with every contingent remainder and right of reversion, that certain real property located in Shelby County Alabama, in this conveyance to grantee, more particularly described as follows, to-wit:

Unit 1306, Building 13, in The Gables, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended by Corporate Laws as shown in Real Volume 27, page 733 amended in Real Volume 50, page 241, Real 269, page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 135, Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 09/14/2017
State of Alabama
Deed Tax: \$73.50

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, in fee simple forever, together with every contingent remainder and right of reversion. And the said Grantor covenant and agree with the Grantee that she is seized of an indefeasible estate in fee simple of said property; that she has lawful right to sell and convey the same in fee simple; that the said property is free from all encumbrances; and that she will, and her heirs, executors, and administrators shall, forever warrant and defend the title to, and the possession thereof, unto the Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set her hand and seal on the 9th day of August, 2017.



20170914000335150 2/4 \$97.50
Shelby Cnty Judge of Probate: AL
09/14/2017 01:00:41 PM FILED/CERT

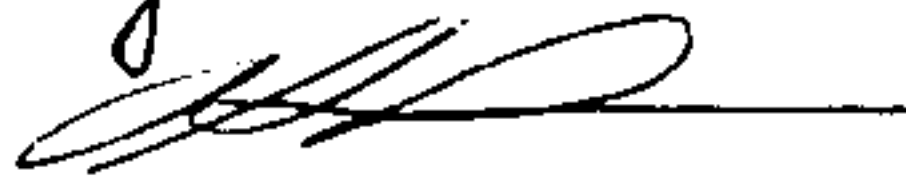
Sharon Boshell
Sharon Boshell


NOTARY PAGE TO FOLLOW


STATE OF ALABAMA
COUNTY OF MARION

I, the undersigned authority, a Notary Public in and for said county, Sharon Boshell, a divorced woman whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this,

Seal: The 9th day of August, 2017


Notary Public Kimberly Lewis Shelby Co AL
My Comm. Expires 1-31-18


Prepared by:
J. Tony Glenn
PO Drawer 1945
Hamilton, AL 35570
(205) 921-5000
glennlaw@watvc.com


20170914000335150 3/4 \$97.50
Shelby Cnty Judge of Probate. AL
09/14/2017 01:00:41 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Sharon Boshe II
Mailing Address PO Box 95
Bear Creek AC 35543

Grantee's Name Alice Sheffield
Mailing Address Shelley Sheffield
1306 Gables Dr
Bham AC 35244

Property Address 1306 Gables Dr
Bham AC 35244

Date of Sale _____
Total Purchase Price \$ 13,500


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


20170914000335150 4/4 \$97.50
Shelby Cnty Judge of Probate, AL
09/14/2017 01:00:41 PM FILED/CERT

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 9-14-17

Print Alice Sheffield

☒ Unattested

Sign Alice Sheffield
(Grantor/Grantee/Owner/Agent) circle one

(verified by)
Paula Carter