

20170926000349690
09/26/2017 12:24:34 PM
DEEDS 1/2

Send tax notice to:
CINDY B. HOLLAND
4013 SADDLE RUN CIRCLE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2017562

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Two Thousand and 00/100 Dollars (\$152,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN AL BOMER, JR, AS TRUSTEE OF THE BOMER LIVING TRUST, DATED OCTOBER 11, 2011 AND ANY AMENDMENTS THERETO **whose mailing address is:**
1909 Edwin Circle, Hoover, AL 35226 (hereinafter referred to as "Grantor")
by CINDY B. HOLLAND AND KAYLA NICOLE HOLLAND **whose property address is:** 4013 SADDLE RUN CIRCLE, PELHAM, AL, 35124 (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:

Lot 46, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not due and payable until October 1, 2017.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Saddle Run Subdivision recorded in Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.
5. 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, including those recorded in Deed Book 79, Page 297.
6. Covenants, conditions, and restrictions as set forth in instrument recorded Real Book 144, Page 124; Book 175, Page 320; Instrument #1997-32801 and Instrument #1998-100.
7. 20 feet building restriction line lying adjacent to Saddle Run Circle as shown on recorded map.
8. Right-of-way to Alabama Power Company recorded in Deed Book 101, page 551 and Deed Book 112, page 297.
9. Right-of-way to Shelby County recorded in Deed Book 135, Page 364.
10. Right-of-way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Book 157, Page 579.
11. Terms, agreement and right of way to Alabama Power Company as recorded in Book 145, Page 705.
12. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 145, Page 712.
13. Assignment of Declarant rights recorded in Book 319, Page 551.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

LYNNE E. BOMER, TRUSTEE OF THE BOMER LIVING TRUST, DATED OCTOBER, 2011 AND RECORDED IN INST. # 20060613000280550, HAVING DIED ON OR ABOUT MAY 7, 2015.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed 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.

IN WITNESS WHEREOF, the said Grantor, THE BOMER LIVING TRUST, by JOHN A. BOMER, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 22nd day of September, 2017.

THE BOMER LIVING TRUST

BY: JOHN A. BOMER, JR.

ITS: TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN A. BOMER, JR., whose name as TRUSTTE of THE BOMER LIVING TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 22nd day of September, 2017.

Notary Public

Print Name

Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/26/2017 12:24:34 PM
\$170.00 DEBBIE
20170926000349690

James W. Fuhrmeister