

**WARRANTY DEED**

20180601000192550 1/4 \$53.00  
Shelby Cnty Judge of Probate, AL  
06/01/2018 12:26:54 PM FILED/CERT

**STATE OF ALABAMA)**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY)**

That for and in consideration of TEN and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, IDA SIMS BOLLING, an unmarried woman, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto IDA SIMS BOLLING and JORDAN PARKER, (herein referred to as GRANTEES) for and during their joint lives 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 real estate together with an easement situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto

Subject to:

1. Taxes, assessments or dues from the local district for the year 2018 and subsequent years.
2. Easements, rights, reservations, and restrictions of record.

To Have and to Hold to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid that I will and my 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.

*MAY* IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31<sup>st</sup> day of ~~April~~ 2018.

Witness:

\_\_\_\_\_

*Ida Sims Bolling*  
IDA SIMS BOLLING

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Ida Sims Bolling, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the content of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 31<sup>st</sup> day of MAY 2018.


  
\_\_\_\_\_  
Notary Public

My commission expires: 4-7-19

Send Tax Notice To:  
Ida Sims Bolling  
12 Davis Hollow Road  
Centerville, AL 35042

This Instrument Prepared By:  
Jeffrey E. Rowell  
Post Office Box 26427  
Birmingham, Alabama 35260

No title opinion requested, none rendered.

  
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## **EXHIBIT A**


**Lot Numbers 1, 2, 3, 4, and S, Block C, of Reynolds Addition to South Montevallo, Alabama; more particularly described as follows:**

Beginning at a point on the Western boundary of Waller Street 100 feet in a northerly direction from the NW corner of the intersection of White and Waller Streets; thence in a westerly direction perpendicular to Waller Street 150 feet; thence in a northerly direction parallel to Waller Street, 150 feet; thence in an easterly direction perpendicular to Waller Street, 150 feet; thence in a southerly direction along the Western boundary of Waller Street, 150 feet to point of beginning, situated in Shelby County, Alabama.

Also, commence at the Northeast corner of the above described lot number 3, and proceed in a northerly direction for a distance of 145 feet and parallel to Waller Street, along the Western margin thereof; thence Northwesterly (previously erroneously referenced as "Northeasterly", within hereinafter referenced source of title) for a distance of 125 feet; thence Southwesterly for a distance of 260 feet; thence Easterly for a distance of 85 feet to a point at the Southwest corner of the parcel hereinabove specifically described; thence Northerly for a distance of 150 feet; thence Easterly for a distance of 150 feet to the point of beginning.

**SOURCE OF TITLE:**

Deed Book 319, Page 36.

  
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# Real Estate Sales Validation Form

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

Grantor's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 435 Waller St  
Montevallo, AL  
35115  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 5/31/18  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 57,100.00 1/2 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 Tax office 1/2 = 28,550.00

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 6/1/18

Print \_\_\_\_\_

☒ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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