

SEND TAX NOTICE TO:
William Hays Waldrip and Alison Waldrip
90 Sunday Drive
Chelsea, Alabama 35043

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

20180822000301560
08/22/2018 02:03:09 PM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Eighty Nine Thousand dollars & no cents (\$289,000.)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Namon Jerrid Hyche, Personal Representative of The Estate of James A. Boulware III, deceased, Case# PR-2017-000690

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

William Hays Waldrip and Alison Waldrip

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT NO. 2 B OF THE RESUBDIVISION OF LOT NO. 2 OF YELLOWLEAF SUBDIVISION AS RECORDED IN MAP BOOK 21, PAGE 15 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

and

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 876.85 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 142 DEGREES 49 MINUTES AND RUN A DISTANCE OF 551.74 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 99 DEGREES 52 MINUTES AND RUN A DISTANCE OF 233.44 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 99 DEGREES 52 MINUTES AND RUN A DISTANCE OF 50.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 100 DEGREES 17 MINUTES 56 SECONDS AND RUN A DISTANCE OF 237.14 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF LARRY W. CARVER, DATED JANUARY 12, 2002.

\$245,650.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 21, Page 15.

Agreement for joint driveway use and maintenance as set out in that agreement filed in that agreement recorded in Instrument 1998-16409 dated 4/20/1998 and in Instrument #201808000007280 filed 1/8/2018.

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 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.

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

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1805011

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this August 15, 2018.

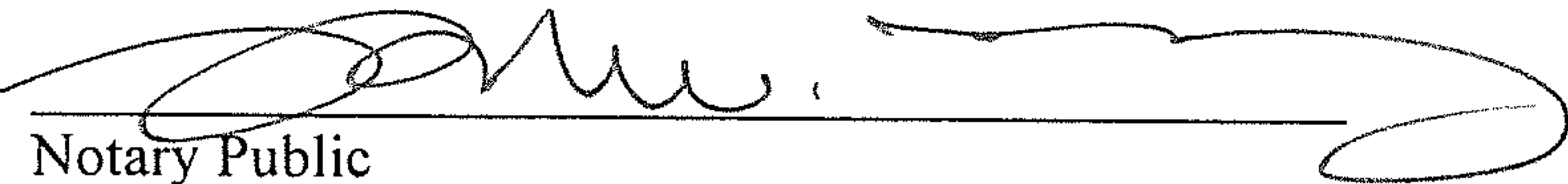
Namon Jerrid Hyche, Personal Representative (Seal)
Namon Jerrid Hyche, Personal Representative of The Estate
of James A. Boulware III, deceased, Case# PR-2017-000690

STATE OF ALABAMA

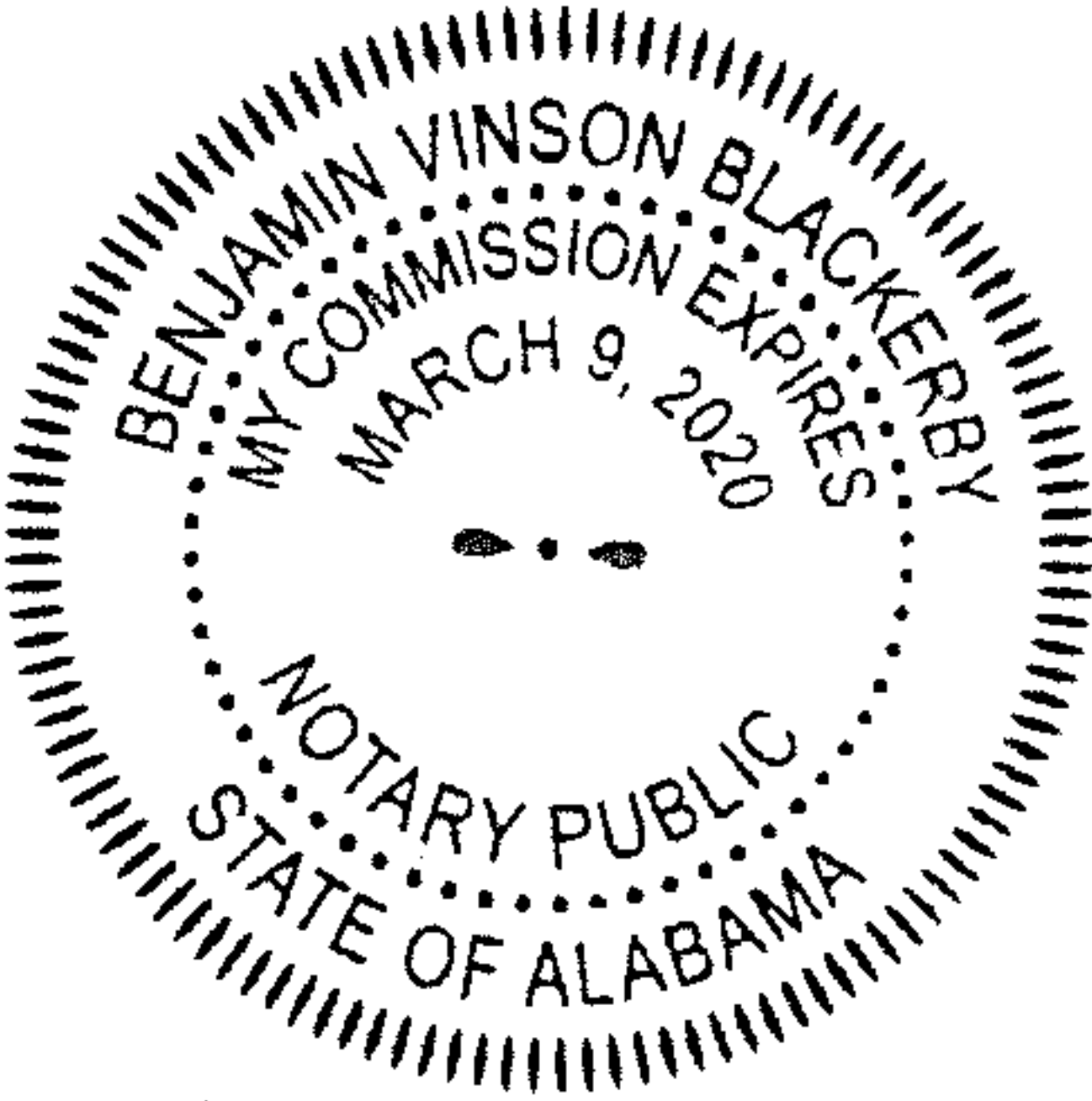
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Namon Jerrid Hyche, whose name is signed as Personal Representative of the Estate of James A. Boulware, III, deceased, Probate Case #PR-2017-000690, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on August 15, 2018.


Notary Public

My commission expires: 3-9-20



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Namon Jerrid Hyche, Personal Grantee's Name William Hays Waldrup and Alison Waldrup
Representative of The Estate of James A. Boulware III,
deceased, Case# PR-2017-000690

Mailing Address 1671 Lake Cyrus Creek Dr. Mailing Address 90 Sunday Drive
Hoover, AL 35244 Chelsea, Alabama 35043

Property Address 90 Sunday Drive Date of Sale 08/15/2018
Chelsea, Alabama 35043

Total Purchase Price \$289,000.00
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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

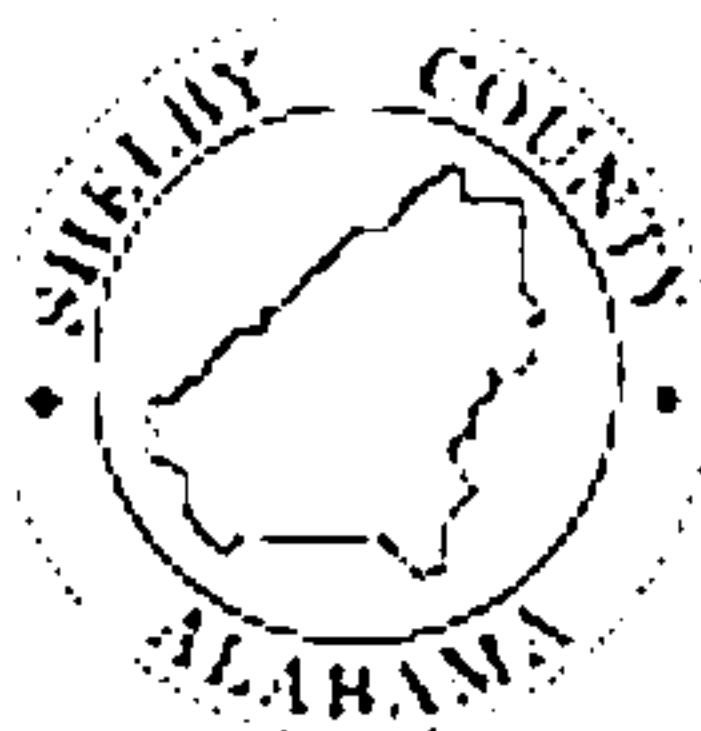
Date 8/15/18

Print The Estate of James A. Boulware III

☐ Unattested


(verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/22/2018 02:03:09 PM
\$64.50 CHERRY
20180822000301560

