

This Instrument was Prepared by:

Send Tax Notice To: Mark W. Bond
Thomas L. Harkins

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-19-25148

1052 Greystone Cove Dr
Birmingham, AL 35242

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Peggy Sue Duncan, a married woman and Daniel Burt Boutwell, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark W. Bond and Thomas L. Harkins**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or their spouses. Grantors herein are all the surviving heirs at law of Bobbie M. Boutwell, having died on August 31, 2018.

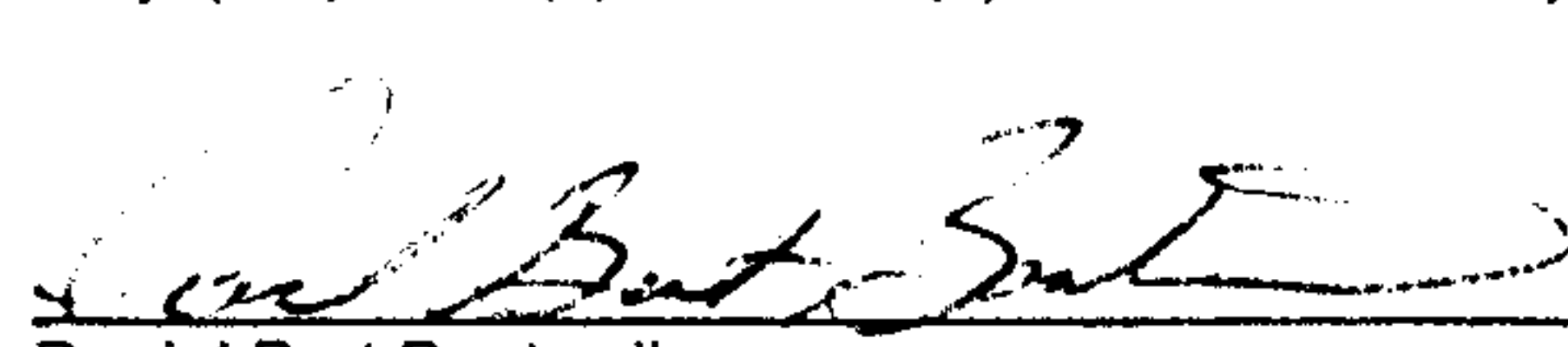
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of January, 2019.


Peggy Sue Duncan


Daniel Burt Boutwell

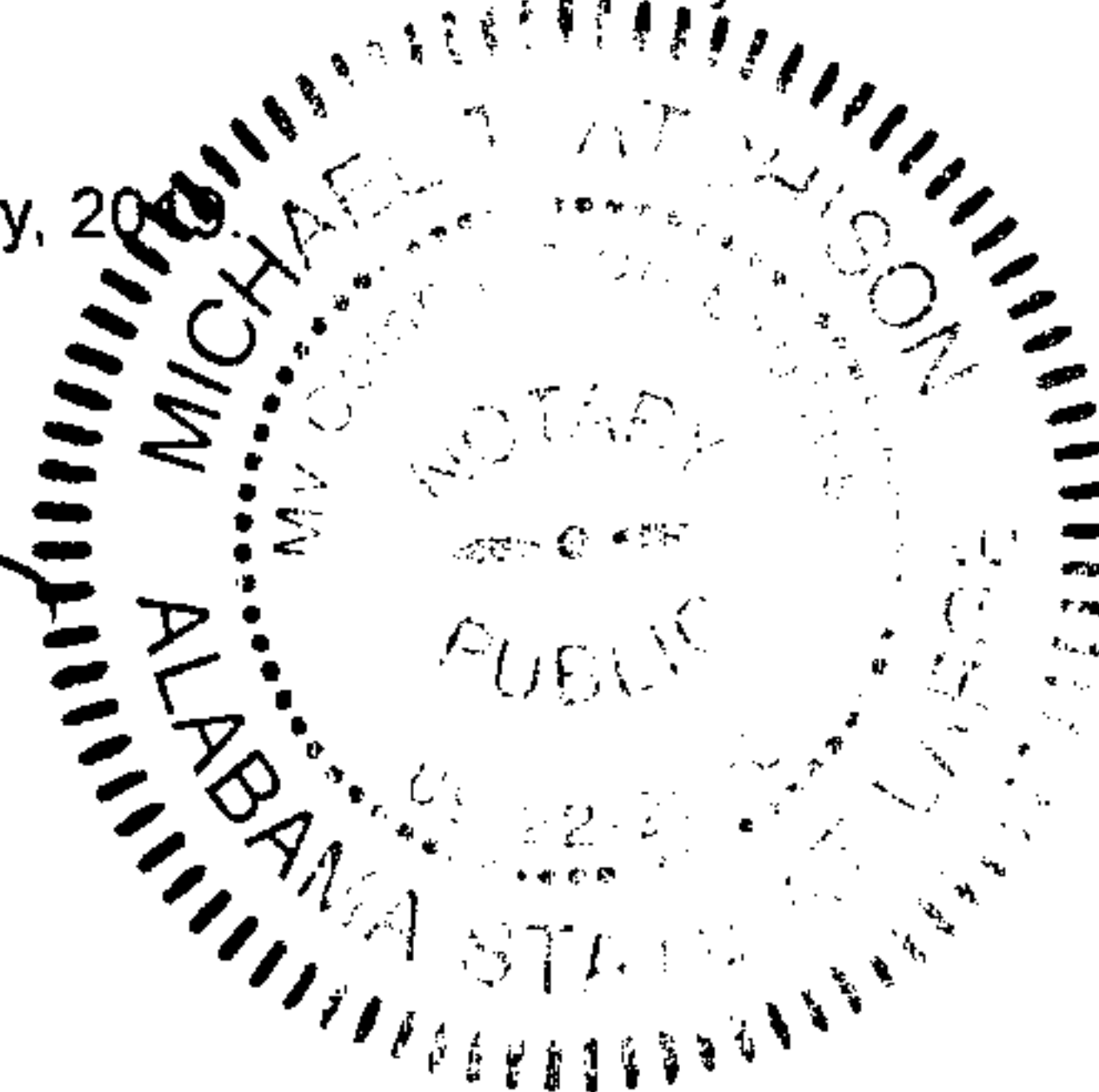
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Peggy Sue Duncan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of January, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20190114000015310 1/4 \$259.00
Shelby Cnty Judge of Probate, AL
01/14/2019 03:14:31 PM FILED/CERT

Shelby County, AL 01/14/2019
State of Alabama
Deed Tax: \$235.00

STATE OF AL
COUNTY OF Mobile

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Daniel Burt Boutwell**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2019.


Notary Public
My Commission Expires:

My Commission Expires: March 14, 2022


20190114000015310 2/4 \$259.00
Shelby Cnty Judge of Probate, AL
01/14/2019 03:14:31 PM FILED/CERT

EXHIBIT "A"

PARCEL I:

Part of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SE corner of said SW 1/4 of SW 1/4 and run North along the East boundary line of said 1/4-1/4 section 87.50 feet to a point; thence turn left 87 degrees 09 minutes and run in a westerly direction 249.56 feet to a point; thence turn left 92 degrees 51 minutes and run in a southerly direction 87.50 feet to an iron pin located on the South line of said Section 21; thence turn left 87 degrees 09 minutes and run in an easterly direction 249.56 feet to the point of beginning.

PARCEL II:

Part of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 2 West, more particularly described as follows: From the SE corner of said SW 1/4 of SW 1/4 run North along the East boundary line of said 1/4-1/4 section 87.50 feet to the point of beginning. From the point of beginning run North along the East boundary line of said 1/4-1/4 section 87.50 feet to an iron pin; thence turn left 87 degrees 09 minutes and run in a westerly direction 249.56 feet to an iron pin; thence turn left 92 degrees 51 minutes and run in a southerly direction 87.50 feet to a point; thence turn left 87 degrees 09 minutes and run 249.56 feet to the point of beginning.

PARCEL III:

A parcel of land situated in the Southeast quarter of the Southwest quarter of section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the southwest corner of said quarter-quarter section; thence run North 24 degrees 03 minutes 45 seconds East for a distance of 174.24 feet to a point on the southwest right of way of Indian Crest Trail of Indian Crest Estates 2nd Sector as recorded in Map Book 5 on Page 42 in the Office of the Judge of Probate, Shelby County, Alabama, said point being on a curve to the right having a central angle of 12 degrees 48 minutes 21 seconds and a radius of 130.00 feet and a chord bearing of North 57 degrees 16 minutes 12 seconds West; thence run in a northwesterly direction along the arc of said curve and also along said southwest right of way of Indian Crest Trail for a distance of 29.06 feet to a point; thence run South 90 degrees 00 minutes 00 seconds West for a distance of 55.50 feet to the East line of said quarter-quarter section; thence run South 2 degrees 53 minutes 49 seconds East along the West line of said quarter-quarter section for a distance of 175.00 feet to the point of beginning. Situated in Shelby County, Alabama.



20190114000015310 3/4 \$259.00
Shelby Cnty Judge of Probate, AL
01/14/2019 03:14:31 PM FILED/CERT

20190114000015310 4/4 \$259.00
Shelby Cnty Judge of Probate, AL
01/14/2019 03:14:31 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	Peggy Sue Duncan Daniel Burt Boutwell	Grantee's Name	Mark W. Bond
Mailing Address	<u>81 Lake Geneva Rd (a)</u> <u>Granada, AL 36426</u>	Mailing Address	<u>1444 Indian Crest Dr.</u> <u>Indian Springs, AL 35124</u>
Property Address	<u>1444 Indian Crest Dr.</u> <u>Indian Springs, AL 35124</u>	Date of Sale	<u>January 11, 2019</u>
		Total Purchase Price	<u>\$235,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 January 03, 2019

 Unattested

(verified by)

Print Peggy Sue Duncan

Sign

Peggy Sue Duncan
(Grantor/Grantee/Owner/Agent) circle one