

This instrument prepared by:  
Rosalie Doggett  
240 Applegate Parkway  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Ronnie Booth  
1446 Highway 304  
Calera, AL

20190131000032060  
01/31/2019 11:38:56 AM  
DEEDS 1/4

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Forty Thousand And No/100 Dollars (\$240,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ric Brantley, an unmarried man and Debra Brantley, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ronnie Booth (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

**PARCEL 1 : 28-2-03-0-000-014.003**

Commence at the NW Corner of the NE 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama; thence S00°17'47"W for a distance of 1478.84' to the POINT OF BEGINNING; thence continue S00°17'47"W for a distance of 199.18'; thence N89°35'57"E for a distance of 210.00'; thence S00°17'47"W for a distance of 99.00'; thence N89°40'40"E for a distance of 482.02'; thence N01°28'20"W for a distance of 184.43'; thence N89°35'37"E for a distance of 294.95'; thence N01°22'45"W for a distance of 114.41'; thence S89°35'57"W for a distance of 977.94' to the POINT OF BEGINNING. Survey prepared by Rodney Shiflett, Professional Licensed Land Surveyor #21784, dated January 25, 2019, in job number 19048.

**PARCEL 2: 28-2-03-0-000-014.000**

Commence at the NW Corner of the NE 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama; thence S00°17'47"W for a distance of 1678.02' to the POINT OF BEGINNING; thence N89°35'57"E for a distance of 210.00'; thence S00°17'47"W for a distance of 210.00'; thence S89°36'54"W for a distance of 210.00'; thence N00°17'46"E for a distance of 209.94' to the POINT OF BEGINNING. Survey prepared by Rodney Shiflett, Professional Licensed Land Surveyor #21784, dated January 25, 2019, in job number 19048.

**PARCEL 3: 28-0-03-0-000-014.002**

Commence at the NW Corner of the NE 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama; thence S00°17'47"W for a distance of 1678.02'; thence N89°35'57"E for a distance of 210.00'; thence S00°17'47"W for a distance of 99.00' to the POINT OF BEGINNING; thence N89°40'40"E for a distance of 482.02'; thence S01°28'20"E for a distance of 110.43'; thence S89°36'31"W for a distance of 485.44'; thence N00°17'47"E for a distance of 111.00' to the POINT OF BEGINNING. Survey prepared by Rodney Shiflett, Professional Licensed Land Surveyor #21784, dated January 25, 2019, in job number 19048. Survey prepared by Rodney Shiflett, Professional Licensed Land Surveyor #21784, dated January 25, 2019, in job number 19048.

**ALSO AND INCLUDING** an Ingress/Egress Easement, as recorded in Instrument #2000-33384, in the Office of the Judge of Probate of Shelby County, Alabama.

Ric Brantley also known as Ricky Brantley who acquired title under Instrument #20060203000057550, recorded 02/03/06 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30<sup>th</sup> day of January, 20 19.

  
\_\_\_\_\_  
Ric Brantley

STATE OF ALABAMA  
COUNTY OF SHELBY

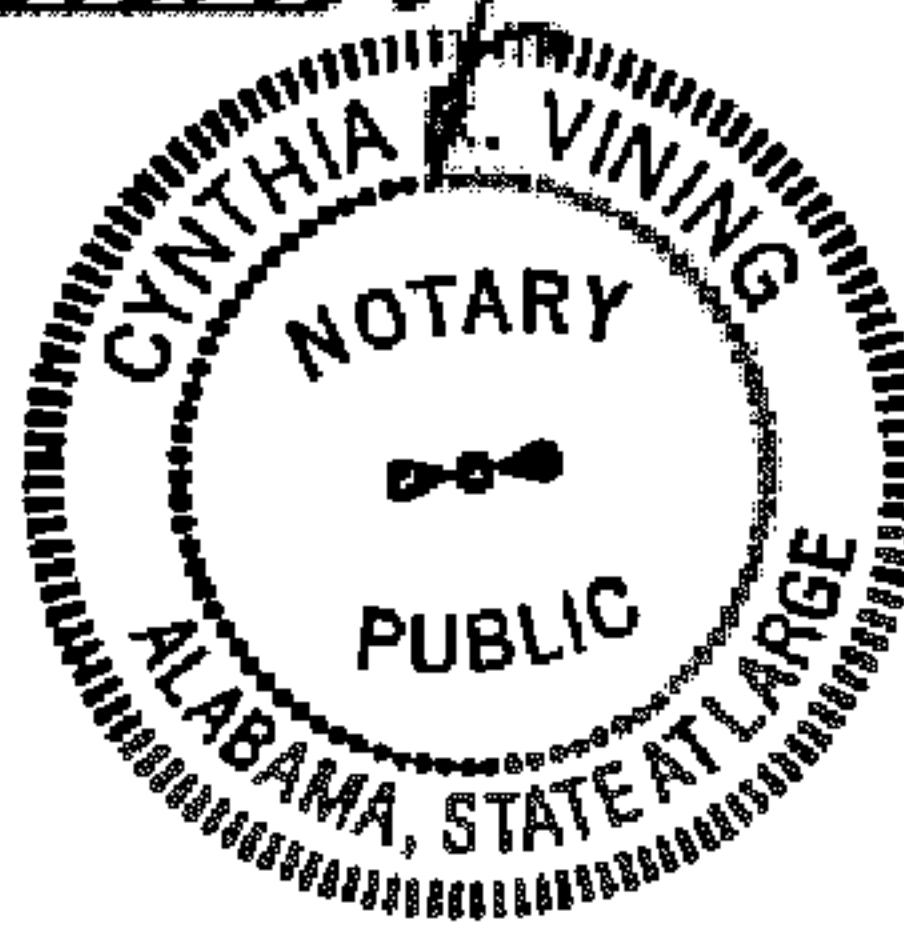
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ric Brantley whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily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

Given under my hand and official seal on this 30<sup>th</sup> day of January, 20 19.

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

My commission expires:

My Commission Expires:  
February 23, 2021



20190131000032060 01/31/2019 11:38:56 AM DEEDS 2/4

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30<sup>th</sup> day of January, 2019.

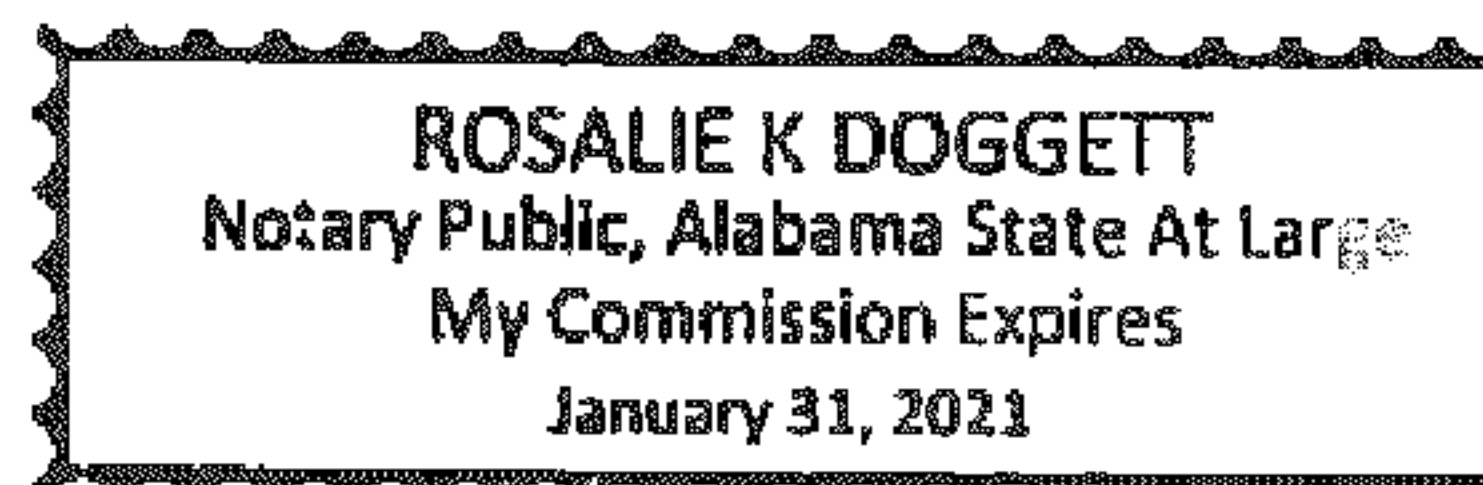
Debra Brantley  
Debra Brantley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Brantley 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30 day of January, 2019.

[Signature]  
Notary Public  
My commission expires: 1/31/21



20190131000032060 01/31/2019 11:38:56 AM DEEDS 3/4

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ric Brantley and Debra Brantley

Grantee's Name Ronnie Booth

Mailing Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

Property Address 1446 Highway 304  
Calera, AL

Date of Sale January 30, 2019

Total Purchase Price \$240,000.00

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 - Ric Brantley and Debra Brantley, . .

Grantee's name and mailing address - Ronnie Booth, . .

Property address - 1446 Highway 304, Calera, AL

Date of Sale - January 30, 2019.

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: January 30, 2019

Sign \_\_\_\_\_

Agent

Validation Form

TS-1900101



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/31/2019 11:38:56 AM  
\$264.00 CHARITY  
20190131000032060