

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Nicholas C. O'Brien and  
Paul A. Boehme, Jr.  
1865 Hamilton Road  
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Eight Thousand and 00/100 Dollars (\$208,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **WILLIE M. HENDERSON, JR. and SANDRA G. HENDERSON, husband and wife; and KYLE DAVID HENDERSON, an unmarried man** (herein referred to as Grantors) grant, bargain, sell and convey unto **NICHOLAS C. O'BRIEN and PAUL A. BOEHME, JR.** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 177, according to the Survey of Chandalar South, Third Sector, as recorded in Map Book 6, Page 68, in the Probate Office of Shelby County, Alabama.**

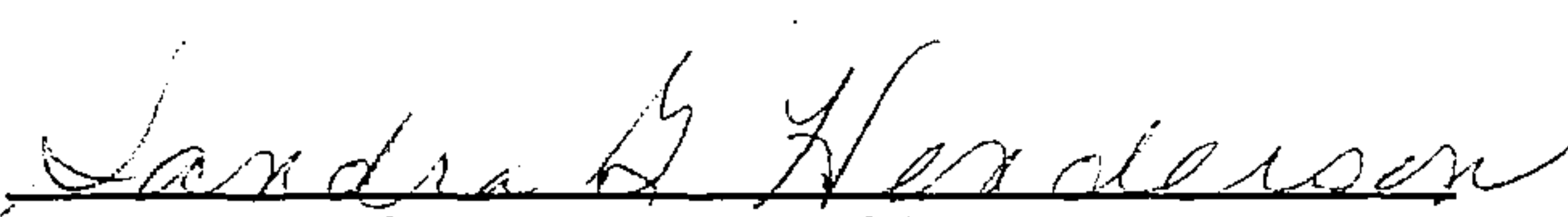
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$204,232.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

In Witness Whereof, we have hereunto set our hands and seals this 8th day of March, 2019.

  
WILLIE M. HENDERSON, JR.

  
SANDRA G. HENDERSON

  
KYLE DAVID HENDERSON


STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **WILLIE M. HENDERSON, JR., SANDRA G. HENDERSON and KYLE DAVID HENDERSON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2019.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

  
Notary Public  
My Commission Expires: 01/30/2021

Real Estate Sales Validation Form

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

Grantor's Name	WILLIE M. HENDERSON, JR.	Grantee's Name	NICHOLAS C. O'BRIEN
Mailing Address	SANDRA G. HENDERSON, ET AL 1449 Valley Trace Irondale, AL 35210	Mailing Address	PAUL A. BOEHME, JR. 1865 Hamilton Road Pelham, AL 35124
Property Address	1865 Hamilton Road Pelham, AL 35124	Date of Sale	March 8, 2019
		Total Purchase Price \$	208,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

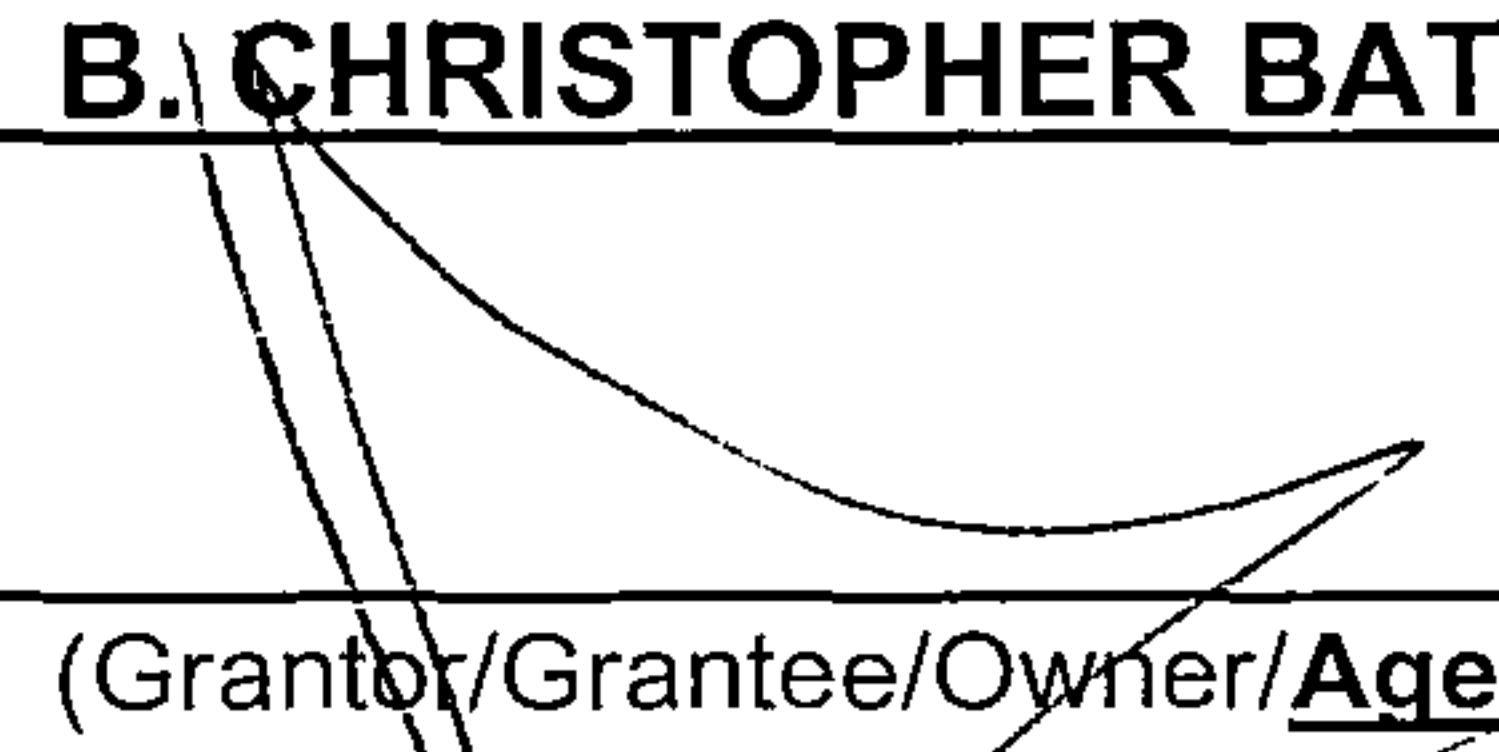
Date of Sale - the date on which interest to the property was conveyed.

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.

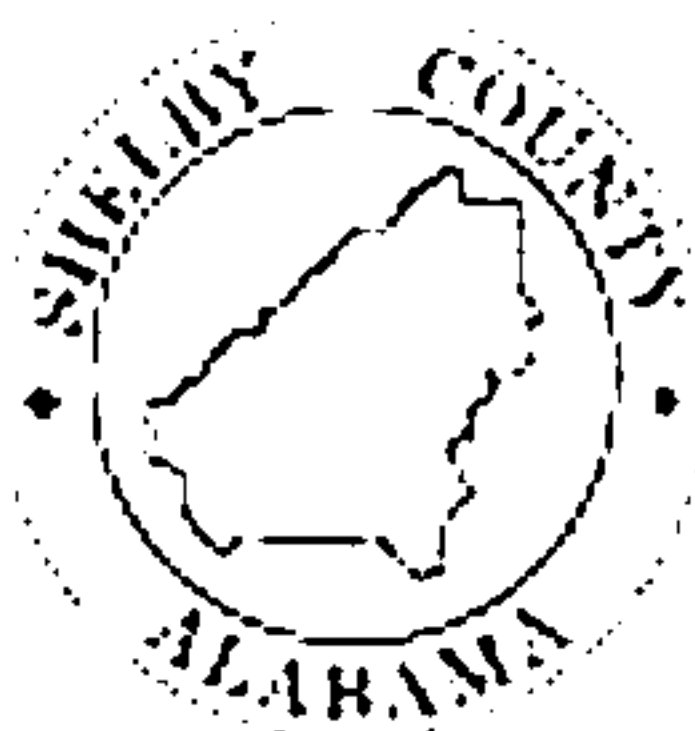
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/14/2019 01:19:20 PM  
\$22.00 CHARITY  
20190314000082430

Allen S. Bayl