

**This instrument was prepared by:**  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**  
John Boyle  
Lorraine M. Boyle  
1885 Allen Glen Road  
Owego, NY 13827

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Three Hundred Sixty Thousand and 00/100 (\$360,000.00) DOLLARS to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Walton C. Montgomery** and wife, **Bonnie Blake Montgomery**, by Amy Stump, their Attorney-in-Fact, do hereby grant, bargain, sell and convey unto **John Boyle** and **Lorraine M. Boyle**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$250,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 6th day of June, 2019.

*Walton C. Montgomery*  
*By Amy Stump, Attorney in fact*

Walton C. Montgomery

By Amy Stump, Attorney-in-Fact

*Bonnie Blake Montgomery*  
*By Amy Stump, Attorney in fact*

Bonnie Blake Montgomery

By Amy Stump, Attorney-in-Fact

STATE OF ALABAMA )

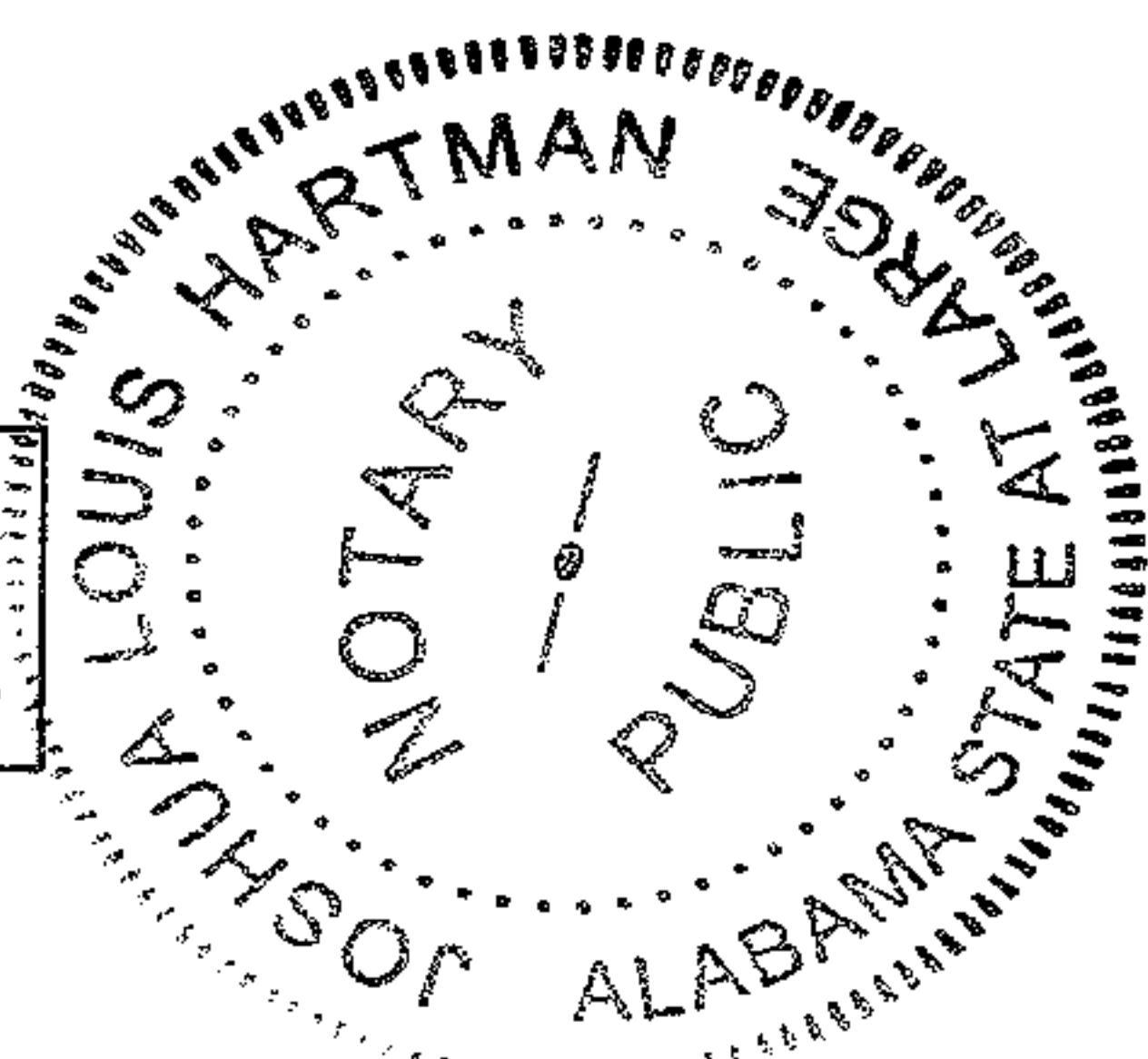
JEFFERSON COUNTY )

Before me, the undersigned Notary Public in and for said County in said State, this day personally appeared Amy Stump, as Attorney-in-Fact for Walton C. Montgomery and Bonnie Blake Montgomery, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged that, being informed of the contents of said conveyance, she, as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2019.

My Commission Expires:

JOSHUA LOUIS HARTMAN  
Notary Public, Alabama State At Large  
My Commission Expires March 19, 2020



Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 117, according to the Final Plat of Lakewood, Phase 1, as recorded in Map Book 33, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable; (2) Covenants, restrictions, easements, rights of way and building set back lines as shown on the Final Plat of Lakewood, Phase 1, as recorded in Map Book 33, page 19 in the Probate Office of Shelby County, Alabama; (3) Subject to storm water run-off control as recorded in Instrument No. 200400506000239190 in the Probate Office of Shelby County, Alabama; (4) Riparian and other rights created by the fact that subject property lies adjacent to a lake; (5) Subject to reservations and agreements as recorded in Instrument No. 1997-9552 in the Probate Office of Shelby County, Alabama; (6) Subject to Reservations and rights as set out in Instrument No. 2000-4550 and Instrument No. 2001-27341 in the Probate Office of Shelby County, Alabama; (7) Release of damages as recorded in Instrument No. 2000-4550 and Instrument No. 2001-27341, as recorded in the Probate Office of Shelby County, Alabama; (8) Subject to Memorandum of supply agreement and rights of first offer as set out in Instrument No. 2000-4550 and Instrument No. 2001-27341 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Walton C. Montgomery
Bonnie Blake Montgomery

Mailing Address 130 Shore Front Lane
Wilsonville, AL 35186

Grantee's Name John Boyle
Lorraine M. Boyle

Mailing Address 130 Shore Front Lane
Wilsonville, AL 35186

Property Address 130 Shore Front Lane
Wilsonville, AL 35186

Date of Sale June 6, 2019

Total Purchase Price \$360,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2019 08:40:00 AM
\$131.00 CHERRY
20190611000203940

Handwritten signature: Allison Boyle

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 June 6, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one

Handwritten signature of Joshua L. Hartman