

Send tax notice to:
ABRAHAM BOACKLE
7008 INDIAN RIDGE DRIVE
INDIAN SPRINGS, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019763

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Six Thousand and 00/100 Dollars (\$566,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DANA L. THRASHER, A SINGLE INDIVIDUAL** whose mailing address is: 2445 Oneal Way, Birmingham, Alabama 35242 (hereinafter referred to as "Grantors") by **ABRAHAM BOACKLE and KIMBERLY BOACKLE** whose property address is: **7008 INDIAN RIDGE DRIVE, INDIAN SPRINGS, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Indian Highlands Estates, as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Building setback line of 40 feet reserved from Indian Ridge Dr. as shown by plat.
3. Easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 237 page 595 in the Probate Office.
5. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 101 page 525 Deed Book 175 page 298 in the Probate Office.
6. Easement(s) to City of Pelham as shown by instrument recorded in Real 147 page 941 in the Probate Office.
7. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 148 page 921 in the Probate Office.
8. Agreement to Alabama Power Company as to underground cables recorded in Real 236 page 973 and Real 298 page 906 and covenants pertaining thereto recorded in Real 298 page 899 in the Probate Office.
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 13 page 69 in the Probate Office.
10. Restrictions, limitations and conditions as set out in Map Book 13 page 69 in the Probate Office.

\$483,938.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Dana L. Thrasher is the surviving grantee of the certain deed recorded in Instrument # 1997-39275 in the Probate Office of Shelby County, AL. The other grantee, David R. Thrasher having died on or about the 21 day of July, 2018.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

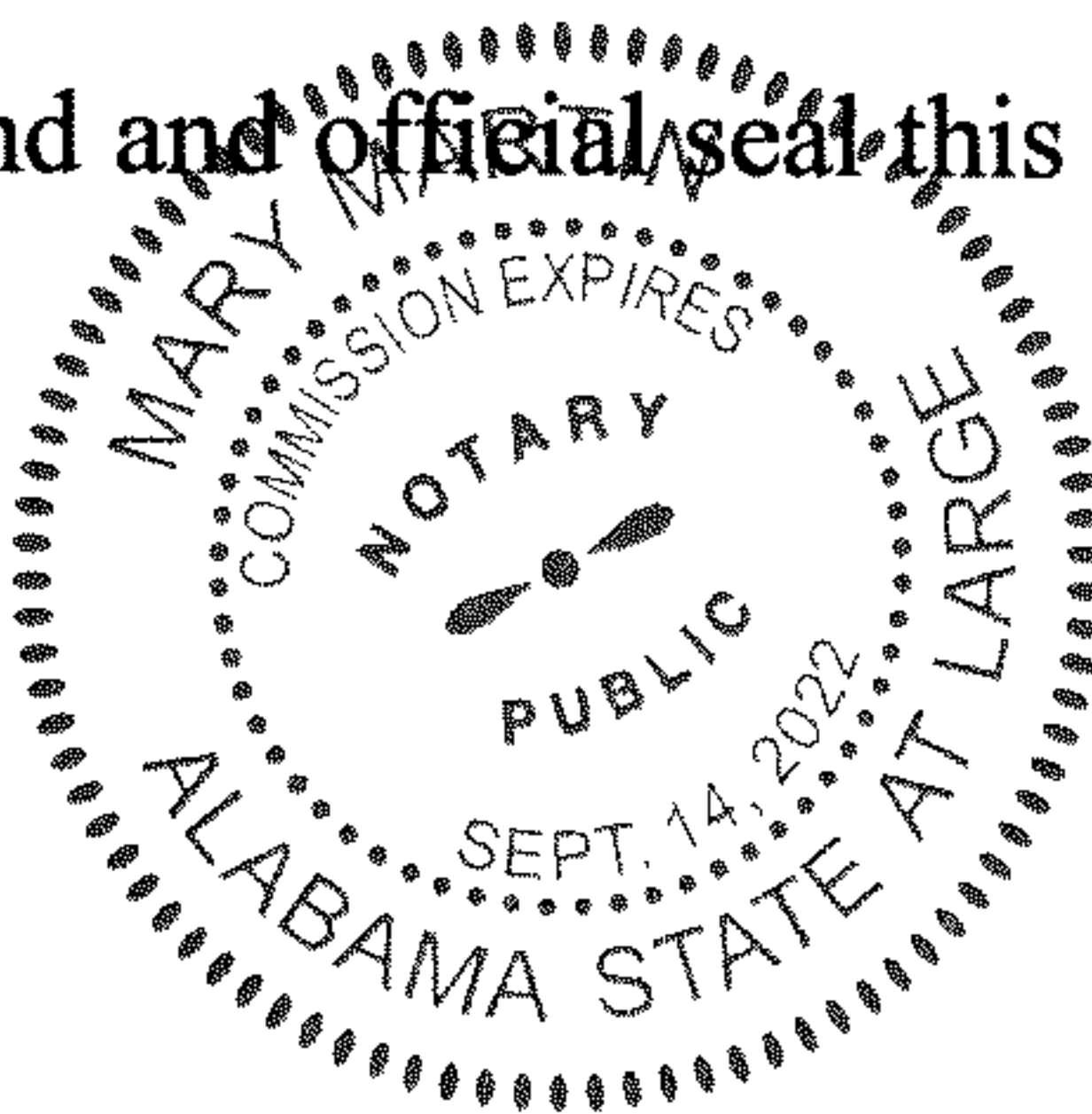
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24 day of November, 2019.

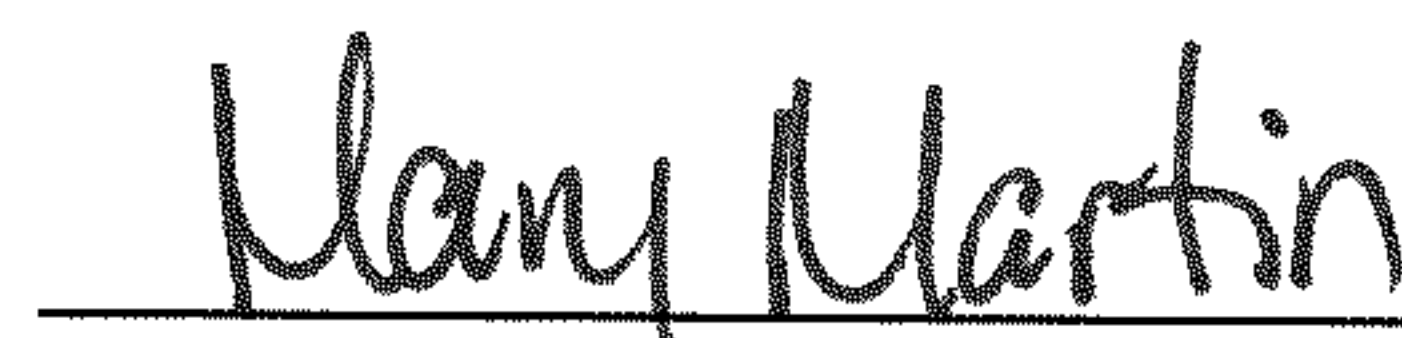

DANA L. THRASHER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANA L. THRASHER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of November, 2019.





Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2019 02:27:42 PM
\$107.50 CHARITY
20191203000446890

