

Send tax notice to:
Kathleen Waudby Bolton and Tyler Ray Bolton
2044 King Charles Place
Alabaster, AL 35007
PEL1900734

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$207,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Jeffrey Zane Bass and Melinda S. Bass, Husband and Wife**, whose mailing address is:
3503 Sierra Dr. SW Decatur, AL 35603 (hereinafter referred to as "Grantors"), by **Kathleen Waudby Bolton and Tyler Ray Bolton** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

See Exhibit "A"

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$201,275.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

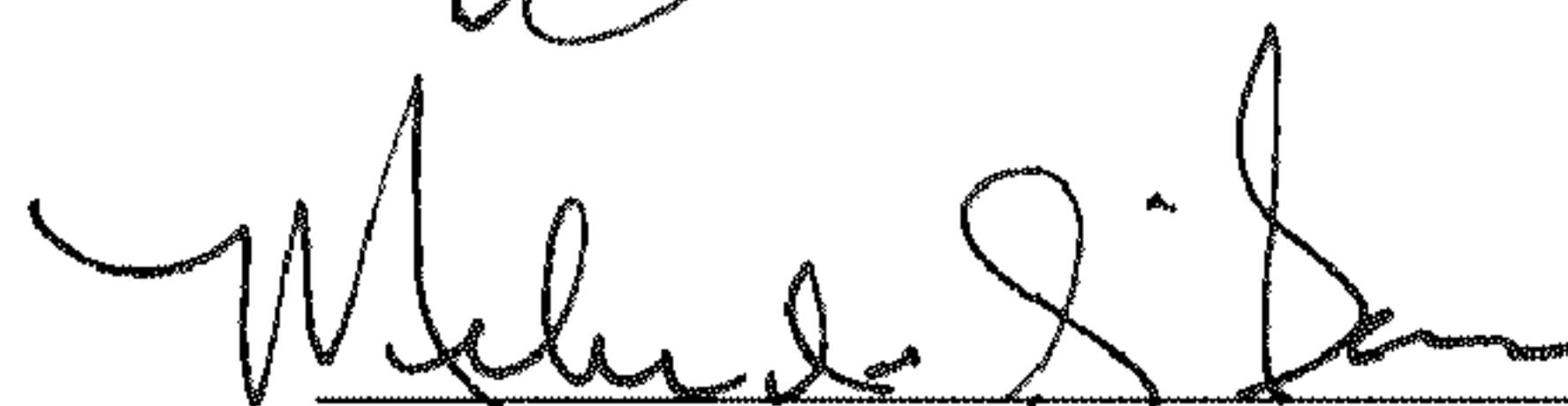
Jeffery Zane Bass is one and the same person as Jeffrey Zane Bass.
Melinda Shingler Bass is one and the same person as Melinda S. Bass.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, Jeffrey Zane Bass and Melinda S. Bass have hereunto set their signatures and seals on December 16, 2019.


Jeffrey Zane Bass

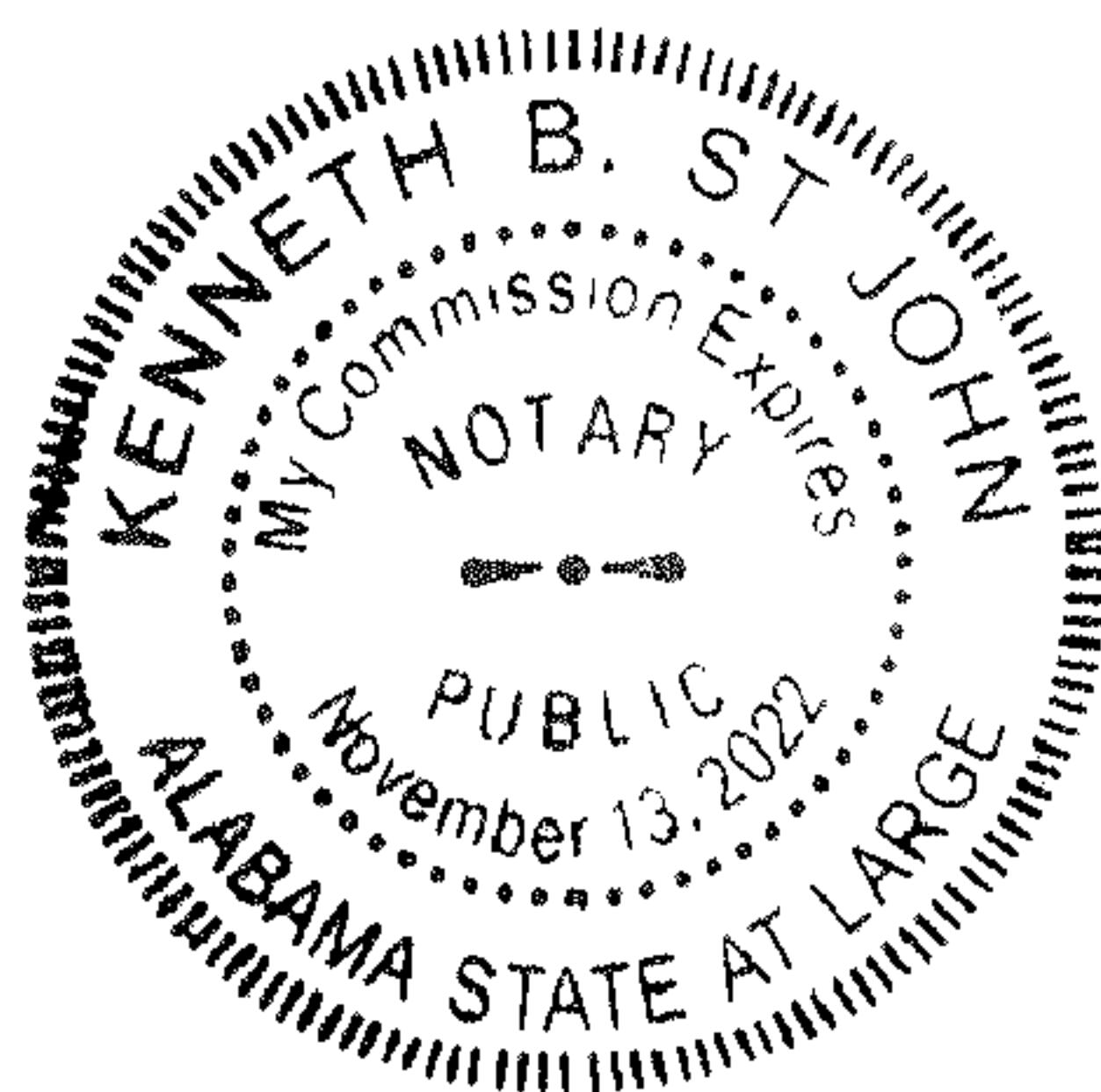

Melinda S. Bass

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Zane Bass and Melinda S. Bass, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of December, 2019.

(NOTARIAL SEAL)



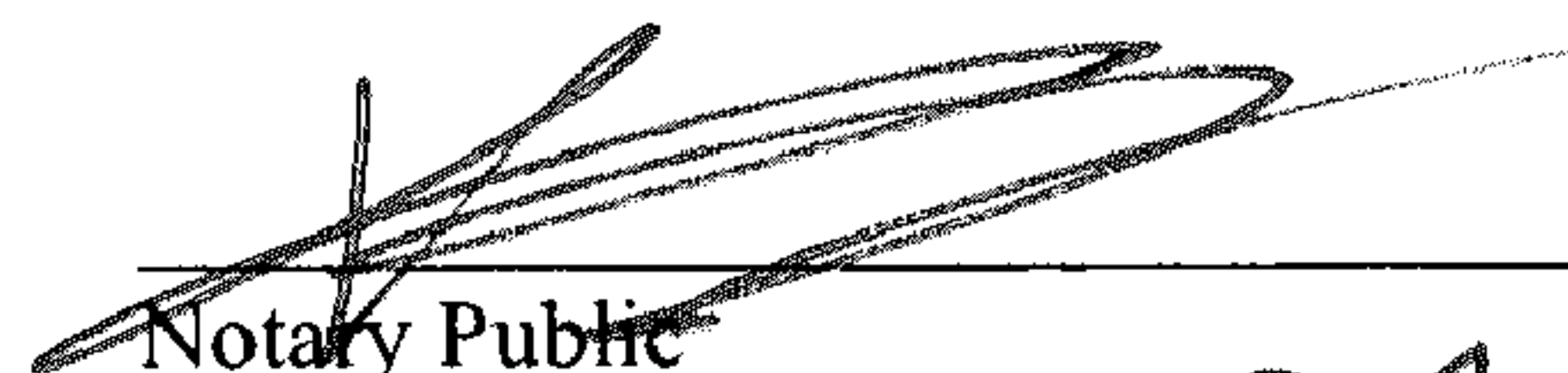

Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

EXHIBIT "A"

LEGAL DESCRIPTION

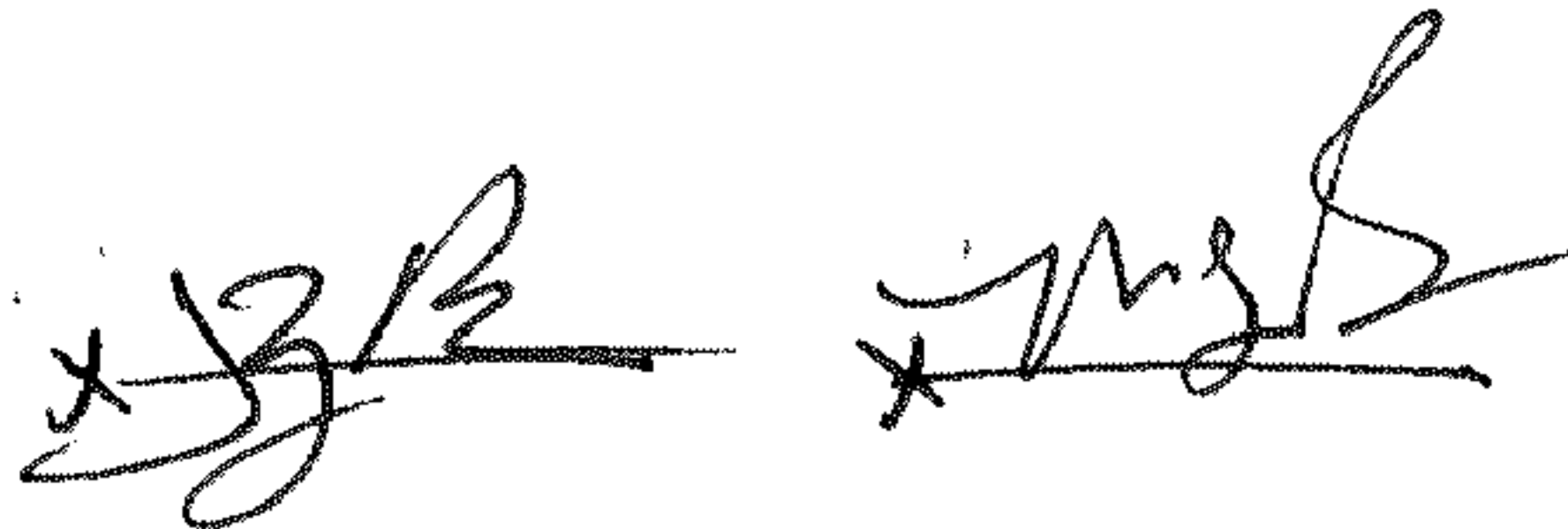
Parcel I

Lot 9, according to the Amended Map of Spring Gate Sector One, recorded in Map Book 18, Page 31, in the Probate Office of Shelby County, Alabama.

Parcel II

Commence at the NE corner of Lot 9 Spring Gate Sector 1, as re-recorded in Map Book 18, Page 31 in the Office of the Judge of Probate, Shelby County, Alabama, said point being the Point of Beginning; thence S 38 deg 00' 45" W and along the East line of said Lot 9 a distance of 110.57'; thence S 19 deg 58'38"E a distance of 69.56'; thence N 70 deg 06'41"E a distance of 116.57 feet to a point on the centerline of Buck Creek thence N 27 deg 15'43"W and along said centerline a distance of 28.45'; thence N 21 deg 23'12"E and along said centerline a distance of 61.69'; thence N 57 deg 14'33"E and along said centerline a distance of 39.08' thence N 66 deg 20'56"E and leaving said centerline a distance of 99.39' thence S 81 deg 09'12"W a distance of 201.04' to the Point of Beginning.

Situated in 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 Jeffrey Zane Bass and Melinda S Bass
 Mailing Address 3503 Sierra Dr. SW
Decatur AL 35603

Grantee's Name Kathleen Waudby Bolton and Tyler Ray Bolton
 Mailing Address 2044 King Charles Place
Alabaster AL 35007

Property Address 2044 King Charles Place
Alabaster AL 35007

Date of Sale 12/16/2019
 Total Purchase Price \$ 207,500
 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
☐ 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 12-17-19

Print Skyler Murphy

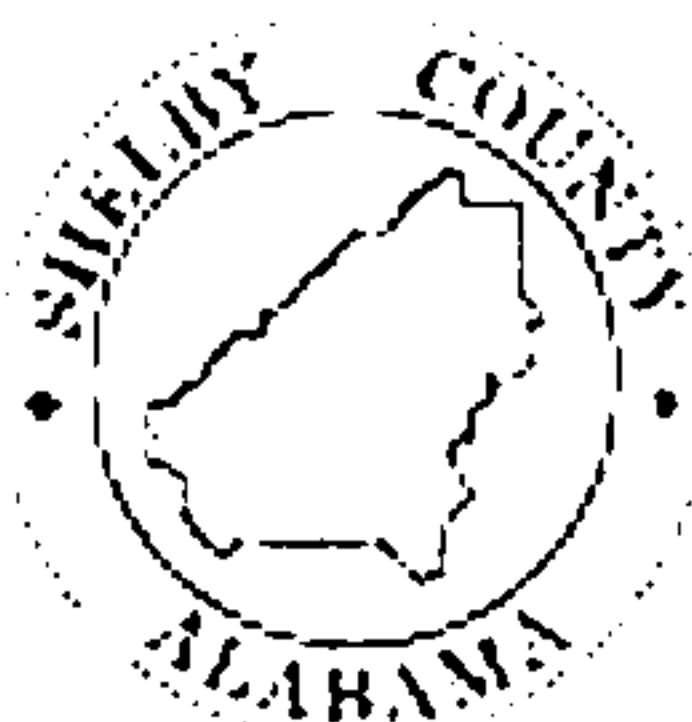
☐ Unattested

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
 12/18/2019 07:53:21 AM
 \$37.50 CHERRY
 20191218000467810

Allen S. Bayl