

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Darla Pair
232 Henhouse Rd
Wilsmville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY NINE THOUSAND DOLLARS AND ZERO CENTS (\$49,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Roderick R. Pair, a married man** grant, bargain, sell and convey unto, **Ronnie Bradford Boatwright and Darla J. Pair**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

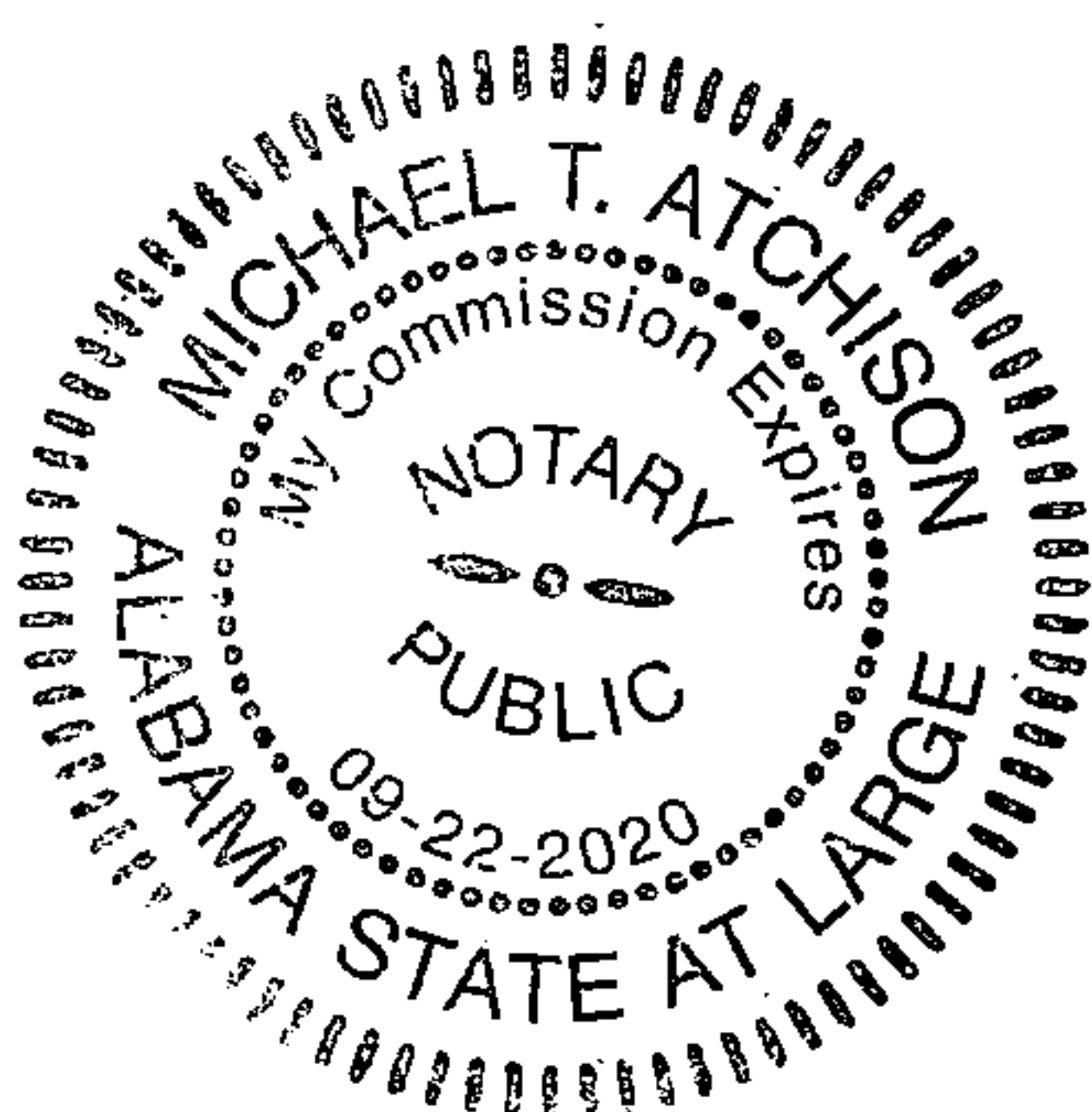
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of January, 2020.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Darla J. Pair as Attorney in Fact for Roderick R. Pais
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2020



Michael T. Atchison
Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 01/09/2020
State of Alabama
Deed Tax: \$49.00

20200109000013640 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
01/09/2020 03:33:32 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1

Commence at the SW Corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 210.00'; thence S89°23'00"E, a distance of 55.80'; thence N00°13'17"W, a distance of 416.58' to the POINT OF BEGINNING; thence N00°14'43"W, a distance of 199.85'; thence S89°22'46"E, a distance of 416.78'; thence S00°02'45"W, a distance of 200.21'; thence N89°19'40"W, a distance of 415.77' to the POINT OF BEGINNING.

Said Parcel containing 1.91 acres, more or less.

Being one and the same real estate as described as Parcel 1 in the survey prepared by Rodney Y. Shiflett, Al. Reg. #21784, dated March 11, 2013.



20200109000013640 2/3 \$77.00
Shelby Cnty Judge of Probate, AL
01/09/2020 03:33:32 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Roderick Pair
Mailing Address 232 Henhouse Rd
Wilsmville AL 35186

Grantee's Name Darlene Pair
Mailing Address 232 Henhouse Rd
Wilsmville, AL 35186

Property Address _____

Date of Sale 8 Jan 2020
Total Purchase Price \$ 4
or
Actual Value \$ _____
or
Assessor's Market Value \$ 49,000

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 Transfer to wife
☐ 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 8 Jan 2020 Print M. Lee T. Atchison
Unattested Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20200109000013640 3/3 \$77.00
Shelby Cnty Judge of Probate, AL
01/09/2020 03:33:32 PM FILED/CERT

Form RT-1