

Parcel I.D. #:

Send Tax Notice To: Pamela K. Bolton

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Thirteen Thousand One Hundred Forty-Five Dollars and 00/100 (\$ 13,145.30), the receipt of sufficiency of which are hereby acknowledged, that **Margaret A. Disspain, a widow**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Pamela K. Bolton**, hereinafter known as the GRANTEE;

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East; Thence run East along North line of said 1/4-1/4 Section a distance of 807.65 feet; Thence right 49 degrees 39' 12", 476.96'; Thence left 2 degrees 38' 41", 154.00'; Thence left 90 degrees, 62.99' to the R.O.W. of U.S. Highway # 31; Thence right 106 degrees 37' 00", 43.20' along said R.O.W. to the Point of Beginning; Thence continue in a straight line along said R.O.W. 96.00'; Thence right 95 degrees 40' 00", 130.00'; Thence right 0 degrees 00' 00", 157.00'; Thence right 84 degrees 20' 00", 96.00'; Thence right 95 degrees 40' 00", 287.00' to the Point of Beginning. Containing .63 acres, more or less.


Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was provided by the Grantor herein.

TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.

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

Shelby County, AL 02/21/2020
State of Alabama
Deed Tax: \$13.50


20200221000069210 1/3 \$41.50
Shelby Cnty Judge of Probate, AL
02/21/2020 09:05:31 AM FILED/CERT

warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 19 Day of February, 2020.

Margaret A. Disspain
Margaret A. Disspain
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

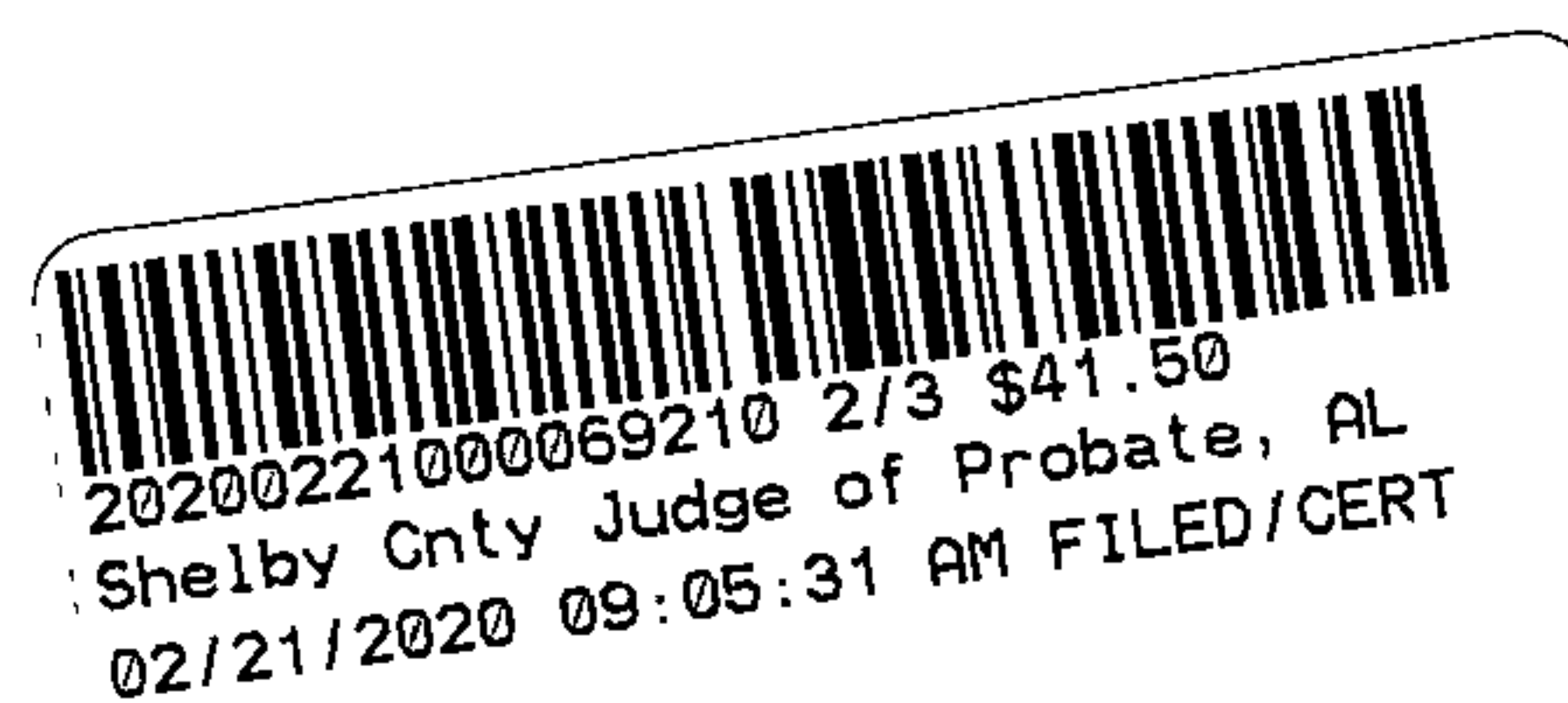
I, the undersigned, a Notary Public in and for said State, do hereby certify that *Margaret A. Disspain, a widow*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 19 Day of February, 2020.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 3/18/2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



Real Estate Sales Validation Form

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

Grantor's Name Margaret Disspain
Mailing Address POB 1026
CALERA, AL 35040

Grantee's Name Pamela Bolton
Mailing Address 2541 16th St.
CALERA, AL 35040

Property Address 8944 Hwy. 31
CALERA, AL 35040

Date of Sale 2/19/2020
Total Purchase Price \$ \$13,145.40
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 2/19/2020

Unattested

Print Margaret Disspain

Sign Margaret Disspain

(Grantor/Grantee/Owner/Agent) circle one



20200221000069210 3/3 \$41.50
Shelby Cnty Judge of Probate, AL
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(verified by)

Form RT-1