



20200520000200190 1/5 \$137.00
Shelby Cnty Judge of Probate, AL
05/20/2020 08:39:33 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Cassie Boutilier
5946 Co. Road 209 South
Green Cove Springs, FL 32043

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Thousand Eight Hundred Dollars and 00/100 (\$ 101,800.00), the receipt of sufficiency of which are hereby acknowledged, that **Cassie Boutilier, the widow of Peter L. Boutilier, a deceased person who died intestate on 12 December, 2018, without a probate estate being opened**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Cassie Boutilier; Gary A. Miller; and Kathy A. Miller**, hereinafter known as the GRANTEE;

Commence at the Northwest corner of Section 6, Township 21 South, Range 3 East; Thence run South 26 degrees 00 minutes, 40 seconds East a distance of 1465.67 feet to the southeast right-of-way line of Alabama State Highway No. 25 and the Point of Beginning; Thence turn a deflection angle of 56 degrees, 52 minutes, 19 seconds to the right and run along said Hwy. right-of-way a distance of 150.27 feet to the North right-of-way of Ferry Road; Thence turn a deflection angle of 119 degrees, 11 minutes, 11 seconds to the left and run along said road right-of-way a distance of 248.88 feet; Thence turn a deflection angle of 90 degrees, 50 minutes to the left and run a distance of 187.28 feet; Thence turn a deflection angle of 65 degrees, 14 minutes, 22 seconds to the left and run a distance of 14.05 feet; Thence turn a deflection angle of 106 degrees, 44 minutes, 46 seconds to the left and run a distance of 69.47 feet; Thence turn a deflection angle of 85 degrees, 31 minutes, 31 seconds to the right and run a distance of 151.51 feet to the Southeast right-of-way of Alabama State Highway No. 25 and the Point of Beginning. Situated in Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

LESS & EXCEPT the following:

A part of the NW 1/4 of NW 1/4, Section 6, Township 21 South, Range 2 East, identified as Tract No. 13 on Project No STPBH 0025(507) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1: Commencing at the northwest corner of Section 6, Township 21 South, Range 2 East being a gun barrel found in place; Thence proceed in as easterly direction along the north boundary of said section 6 for a distance of 1374.19 feet, more or less, to a point on the centerline of project STPBH-0025(507) at station 42+64.56;

Thence proceed southwesterly along the centerline of said project for a distance of 174.88 feet to a point on the centerline of project located at P.C. Station 4`+31.25;

Thence proceed southwesterly along the centerline of said project for a distance of 1343.52 feet to a point on the centerline of project located at 27+87.73;

Thence turn a deflection angle 90 degrees left and proceed in a southeasterly direction for a distance of 35.09 feet, more or less, to a point on the present R/W line of SR 25, which is located to the left of station 27+87.73, which is the Point of Beginning;

Thence N 30 degrees 9' 26" East and along the present R/W line of SR 25 distance of 149.29 feet to a point (1" crimp iron found) on the present R/W line of SR 25;

Thence S 86 degrees 28' 41" E and along the grantor's property line a distance of 11.67 feet to a point on the required R/W line (said line between a point that is offset 45.00' and perpendicular to centerline of project at station 27+92.94 and a point that is offset 45.00' and perpendicular to centerline of project at station 39+00.00);

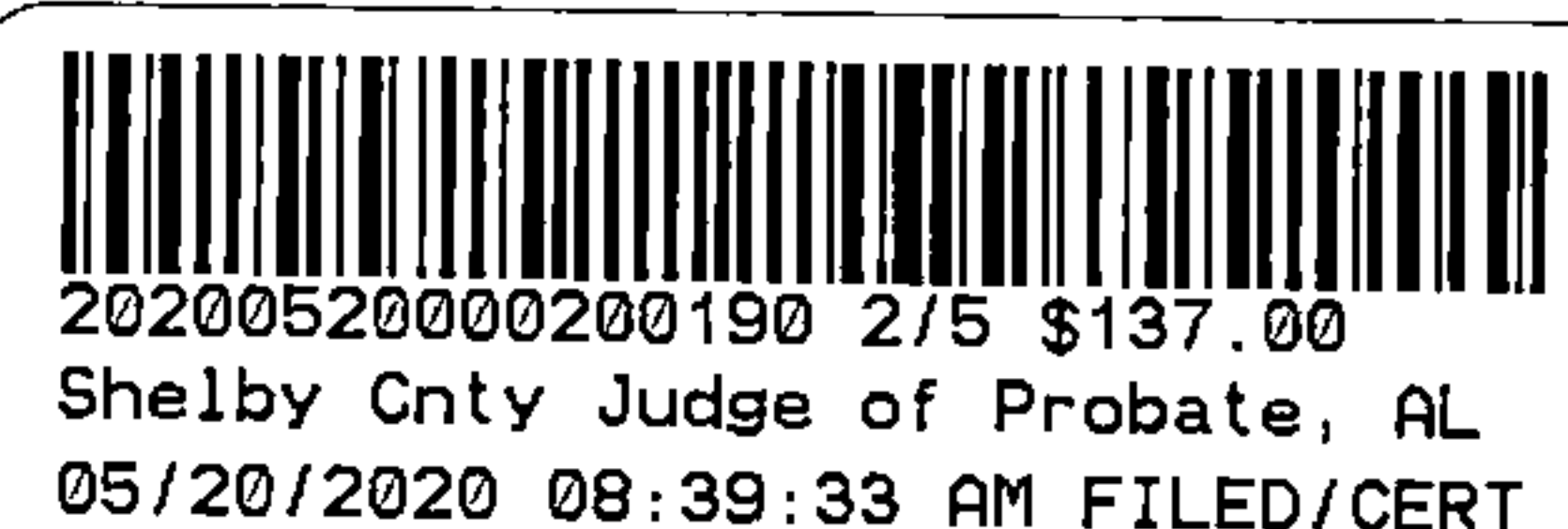
Thence S 30 degrees 21' 0" W and along the required R/W a distance of 149.34 feet to a point on the present R/W line of McGowan Road (said point offset 45.00 feet and perpendicular to the centerline of project station 27+92.94);

Thence N 87 degrees 22' 4" W and along the present R/W line of McGowan Road a distance of 11.20 feet; to the point and place of BEGINNING, containing 0.03 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 taken from that certain instrument recorded in Book 069, Page 470, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, 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 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 11 Day of May, 2020.

Cassie E. Boutlier
Cassie Boutlier
Grantor

STATE OF FLORIDA)
)
COUNTY OF Clay)

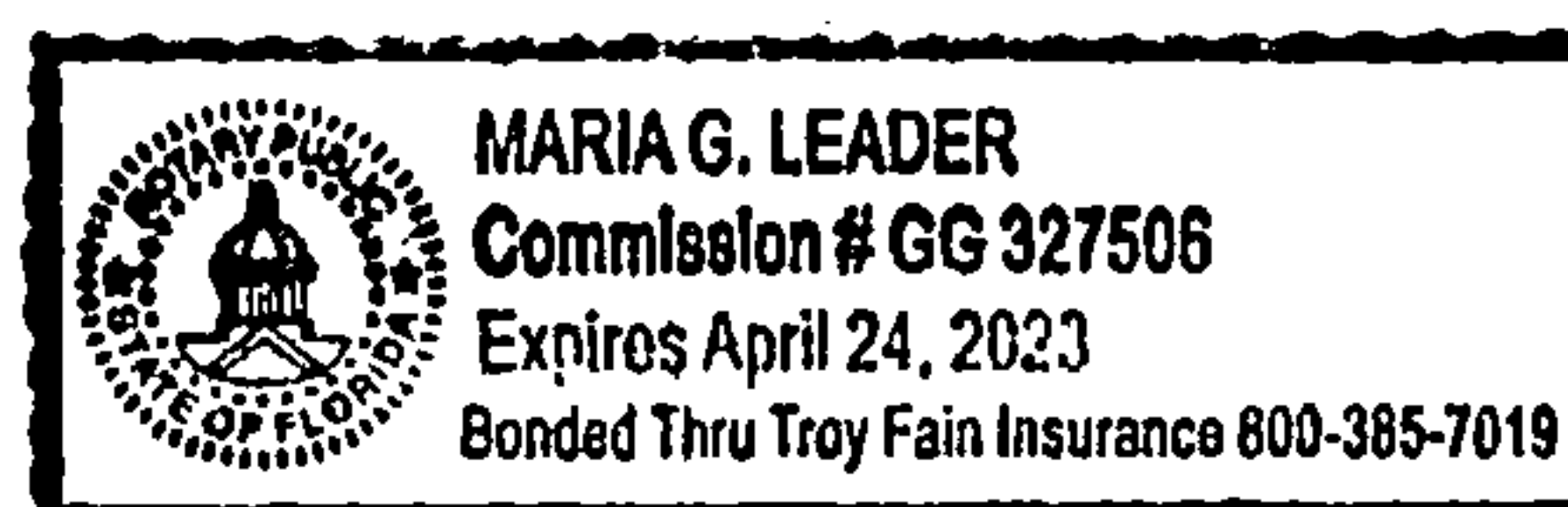
I, the undersigned, a Notary Public in and for said State, do hereby certify that *Cassie Boutlier, the widow of Peter L. Boutlier*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same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

Given under my hand and official seal of office on this the 11 Day of May, 2020.

Maria Leader
NOTARY PUBLIC
My Commission Expires:

This Instrument Prepared By:

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



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ALABAMA

Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State File Number **101 2018-49356**

1. DECEASED LEGAL NAME Peter Leigh Boutilier				2. DATE AND TIME OF DEATH Dec 12, 2018 0735	
3. ALIAS NAME (IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Columbiana, 35051		7. PLACE OF DEATH Columbiana Health and Rehabilitation, LLC	
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE Boutilier		10. SERVED IN ARMED FORCES Yes	
11. AGE 77	UNDER 1 YEAR MONTHS 77	UNDER 1 DAY HRS 77	12. DATE OF BIRTH Nov 15, 1941	13. BIRTHPLACE (State or Foreign Country) Maine	14. SOCIAL SECURITY NUMBER [REDACTED]
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Cassie Wilder		17. RESIDENCE STATE Alabama	
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Wilsonville, 35186		20. STREET ADDRESS 181 McGowan Road	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Cassie Boutilier, Wife, 181 McGowan Road, Wilsonville, AL 35186					
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Chester Lindsey Boutilier			23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Alice Mary Higgins		
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY Magnolia Cremations		26. LOCATION Montgomery, Alabama	
27. DATE OF DISPOSITION Dec 13, 2018		28. FUNERAL DIRECTOR Christopher Griffith		29. LICENSE NUMBER [REDACTED]	
31. FUNERAL HOME NAME AND ADDRESS Bolton Funeral Home, 207 Highway 47 South, Columbiana, AL 35051				30. DATE SIGNED Dec 19, 2018	
32. LICENSE NUMBER [REDACTED]				33. DATE SIGNED Dec 19, 2018	
34. NAME Christopher Dean Jahraus MD					
35. LICENSE NUMBER 26321				36. DATE SIGNED Dec 19, 2018	
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 122 7th Avenue NE, Suite D, Alabaster, Alabama 35007					
38. REGISTRAR Nicole Henderson Rushing				39. DATE FILED Dec 20, 2018	
CAUSE OF DEATH					
40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH					
IMMEDIATE CAUSE	A. Parkinsons Disease				INTERVAL Unknown
	B. DUE TO (OR AS A CONSEQUENCE OF):				
	C. DUE TO (OR AS A CONSEQUENCE OF):				
	D. DUE TO (OR AS A CONSEQUENCE OF):				
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH Cardiovascular Disease					
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE) No		44. AUTOPSY No	45. FINDINGS CONSIDERED No
46. TOXICOLOGY No		47. FINDINGS CONSIDERED No		48. TOBACCO USE CONTRIBUTED TO DEATH No	
49. HOW INJURY OCCURRED					
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY	
53. PLACE OF INJURY		54. LOCATION OF INJURY			



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ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2019-105-839-8

January 7, 2019

Nicole Henderson Rushing
Nicole Henderson Rushing
State Registrar of Vital Statistics

Real Estate Sales Validation Form

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

Grantor's Name CASSIE BOUTILIER
Mailing Address 5946 Co. Rd. 209 South
Green Cove Springs, FL 32043

Grantee's Name CASSIE BOUTILIER
Mailing Address GARY & KATHY MILER
5946 Co. Rd. 209, S.
Green Cove Springs, FL 32043

Property Address 181 Mc Gowan Rd.
Wilsonville, AL 35786

Date of Sale 5/11/2020

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 101,800.-

Shelby County, AL 05/20/2020
State of Alabama
Deed Tax: \$102.00

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 Tax RECORD

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 5/11/2020

Print Cassie E Boutilier

Sign Cassie E Boutilier

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1