

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

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

Send Tax Notice to:
Joshua Boggan
~~8599 Hwy 51~~
~~Stevens Rd 35147~~
2084 Adams Ridge Dr
Chelsea AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY THOUSAND NINE HUNDRED AND NO/00 DOLLARS (\$40,900.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Joshua Boggan, a married man and Sarah Boggan, a married woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Joshua Boggan and Melyssa Jade Boggan* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouse.

Grantors herein are all the heirs at law of Van Alan Boggan and Charleen L. Boggan, both deceased. Van Alan Boggan having died on September 25, 2011. Charleen L. Boggan having died on August 26, 2016.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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.

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 18 day of December, 2018.



Joshua Boggan

and seal this 18 day of December, 20



Sarah Boggan

STATE OF ALABAMA)
COUNTY OF SHELBY)

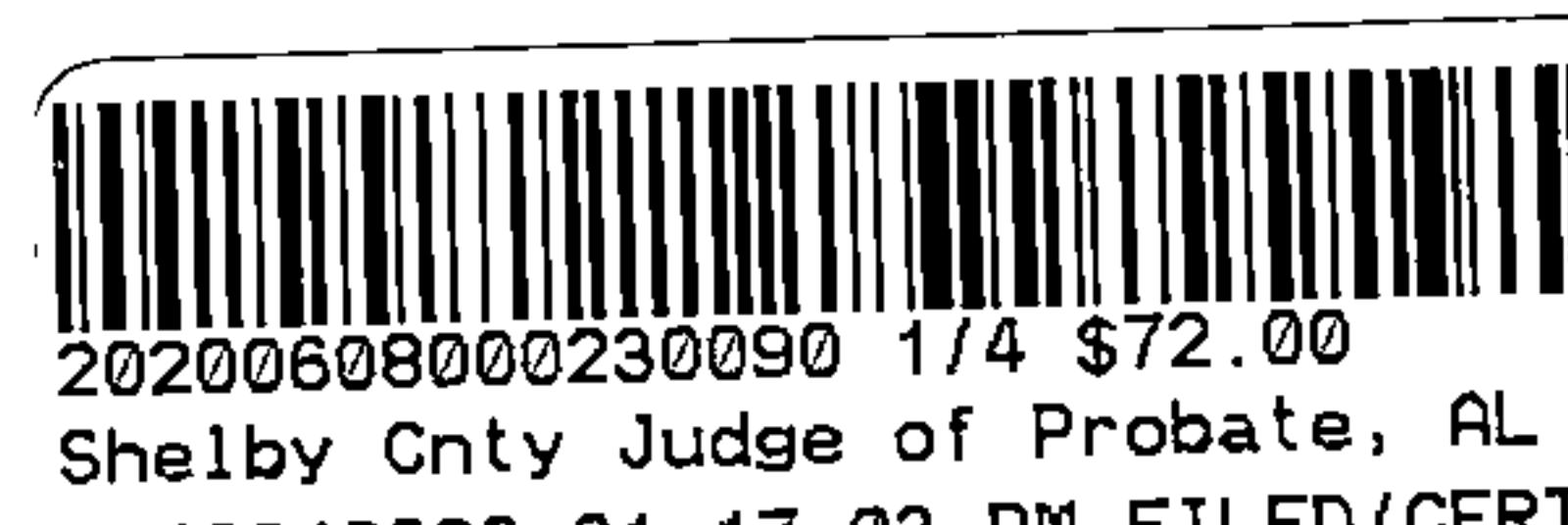
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Joshua Boggan, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2018.

Shelby County, AL 06/08/2020
State of Alabama
Deed Tax:\$41.00



Notary Public
My Commission Expires: 9/22/2020

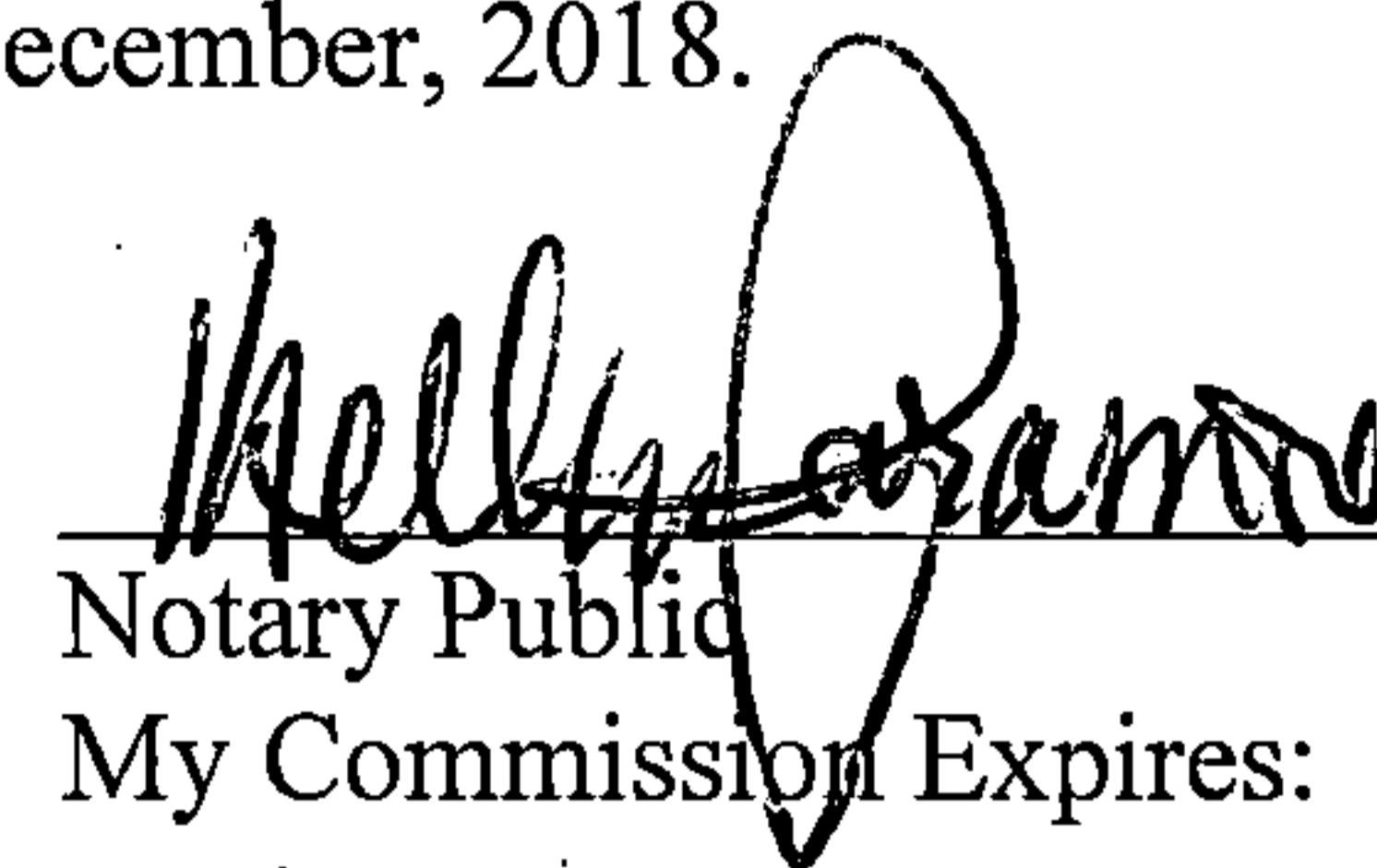


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Sarah Boggan, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of December, 2018.





Kelly I. Paramore
Notary Public
My Commission Expires:

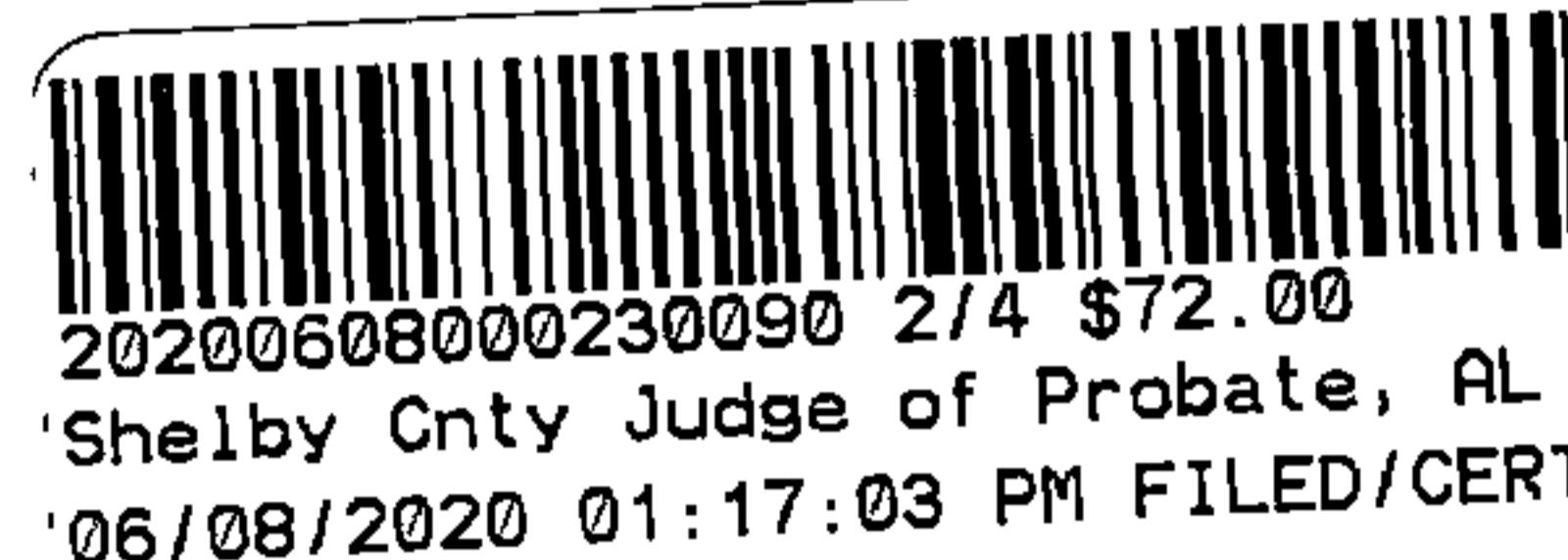


EXHIBIT A - LEAGAL DESCRIPTION

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 1 East, being more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 1 East; thence run North along said 1/4-1/4 Section line for a distance of 870.93 feet to the point of beginning; thence continue along last said course for 379.46 feet to the Southerly right-of-way line of Shelby County No. 51; thence turn an angle of 130 deg. 29 min. 09 sec. left and run along said road right-of-way for 103.61 feet; thence turn an angle of 05 deg. 56 min. 04 sec. left and run along said road right-of-way for 103.79 feet; thence turn an angle of 43 deg. 34 min. 47 sec. left and run parallel with the said 1/4-1/4 Section line a distance of 200.00 feet; thence turn an angle of 76 deg. 10 min. 25 sec. left and run 154.83 feet to the point of beginning.

Situated in Shelby County, Alabama.



20200608000230090 3/4 \$72.00
Shelby Cnty Judge of Probate, AL
06/08/2020 01:17:03 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
Mailing Address

Sarah Boggan
705 Glenview Dr
Nashville TN 37206

Grantee's Name Joshua and Melissa Boggan
Mailing Address 2084 Adams Ridge Dr
Chelsea AL 35093

Property Address

9476 Highway 51
Sterrett, AL 35147

Date of Sale 12/18/2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 40,900.00

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 assessors value

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 12/18/2018

Print Joshua Boggan

Sign



(Grantor/Grantee/Owner/Agent) circle one