

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:
Robert L. Boyles
170 Merrell Lokey Rd
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FOURTEEN THOUSAND THREE HUNDRED AND NO/00 DOLLARS (\$114,300.00)**, 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, **Robert L. Boyles, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Charles L. Boyles and Maria B. Davis (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, 2020.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

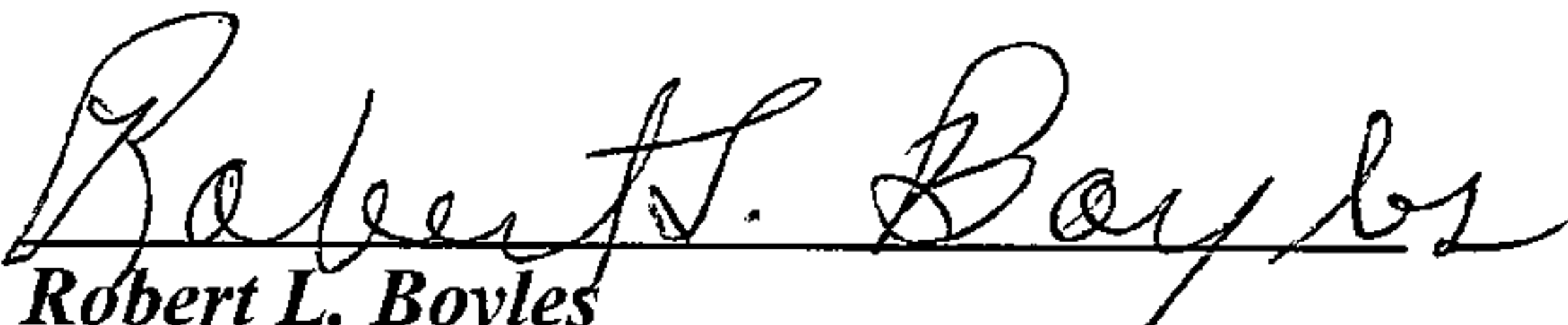
Grantor herein is the surviving heir in Deed Book 356, Page 857, the other Grantee, Eva B. Boyles is deceased, having died 6/28/2019.

Grantor reserves a Life Estate in and to the property described herein.

TO HAVE AND TO HOLD Unto the said GRANTEES 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.

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 1st day of July, 2020


Robert L. Boyles

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Robert L. Boyles**, 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 1st day of July, 2020





Notary Public
My Commission Expires: 9/22/2020

EXHIBIT A – LEAGAL DESCRIPTION

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 1129.51 feet, to the point of beginning; thence continue South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 112.32 feet, to the Northwest right-of-way line of Shelby County Hwy. No. 61; thence turn an angle of 50 deg. 02 min. 23 sec. to the right and run along said Hwy. R/W a distance of 95.94 feet; thence turn an angle of 00 deg. 51 min. 47 sec. to the right and continue along said Hwy. R/W a distance of 66.17 feet; thence turn an angle of 78 deg. 00 min. 50 sec. to the right and run a distance of 261.90 feet; thence turn an angle of 165 deg. 00 min. to the right and run a distance of 42.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 180.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 237.71 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 1, and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 1.30 acres.

Real Estate Sales Validation Form

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

Grantor's Name Robert L. Boyles
 Mailing Address 170 Merrell Lokey Rd
Wilsonville AL
35186

Grantee's Name Robert L. Boyles
 Mailing Address _____

Property Address 170 Merrell Lokey Rd
Wilsonville AL
35186

Date of Sale 7-1-2020

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 114,300.00

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 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).

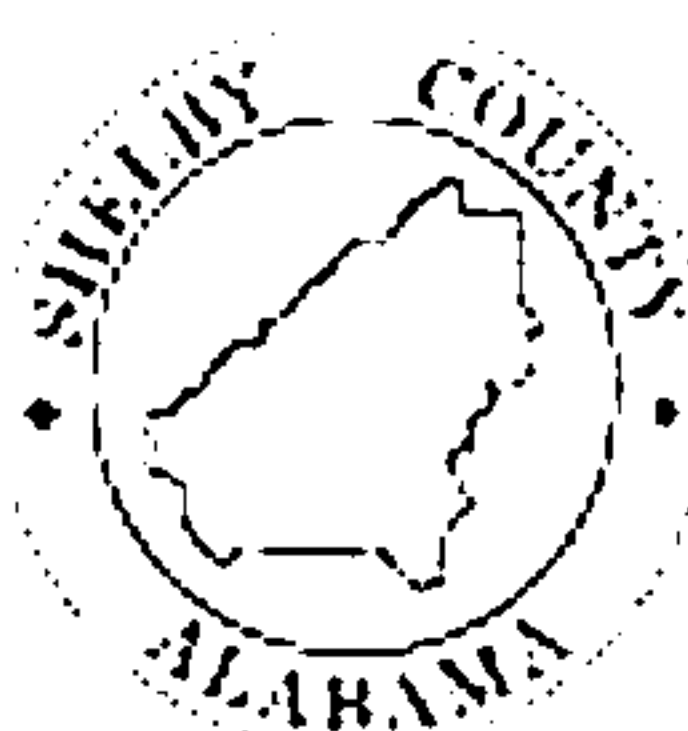
Date _____

Print Robert L. Boyles☐ UnattestedSign Robert L. Boyles

(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
 07/07/2020 09:09:31 AM
 \$142.50 CHARITY
 20200707000279390

Allen S. Boyd