

After Recording Send Tax Notice To:  
Bob and Gretchen Boling  
315 Ivy Hills Circle  
Calera, Al 35040

20200813000346780  
08/13/2020 07:58:10 AM  
DEEDS 1/4

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, Charles R. Boling and Gretchen L. Boling, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto "CHARLES R. BOLING and GRETCHEN L. BOLING, Trustees, or their successors in interest, of the BOLING Living Trust dated 7/27/2020 and any amendments thereto the real estate described below situated in Shelby County, Alabama, to wit:

***See attached for legal description which is hereby  
incorporated by reference as though fully set out  
herein.***

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 7/27/2020.

  
Charles R. Boling


  
Gretchen L. Boling

**STATE OF ALABAMA**

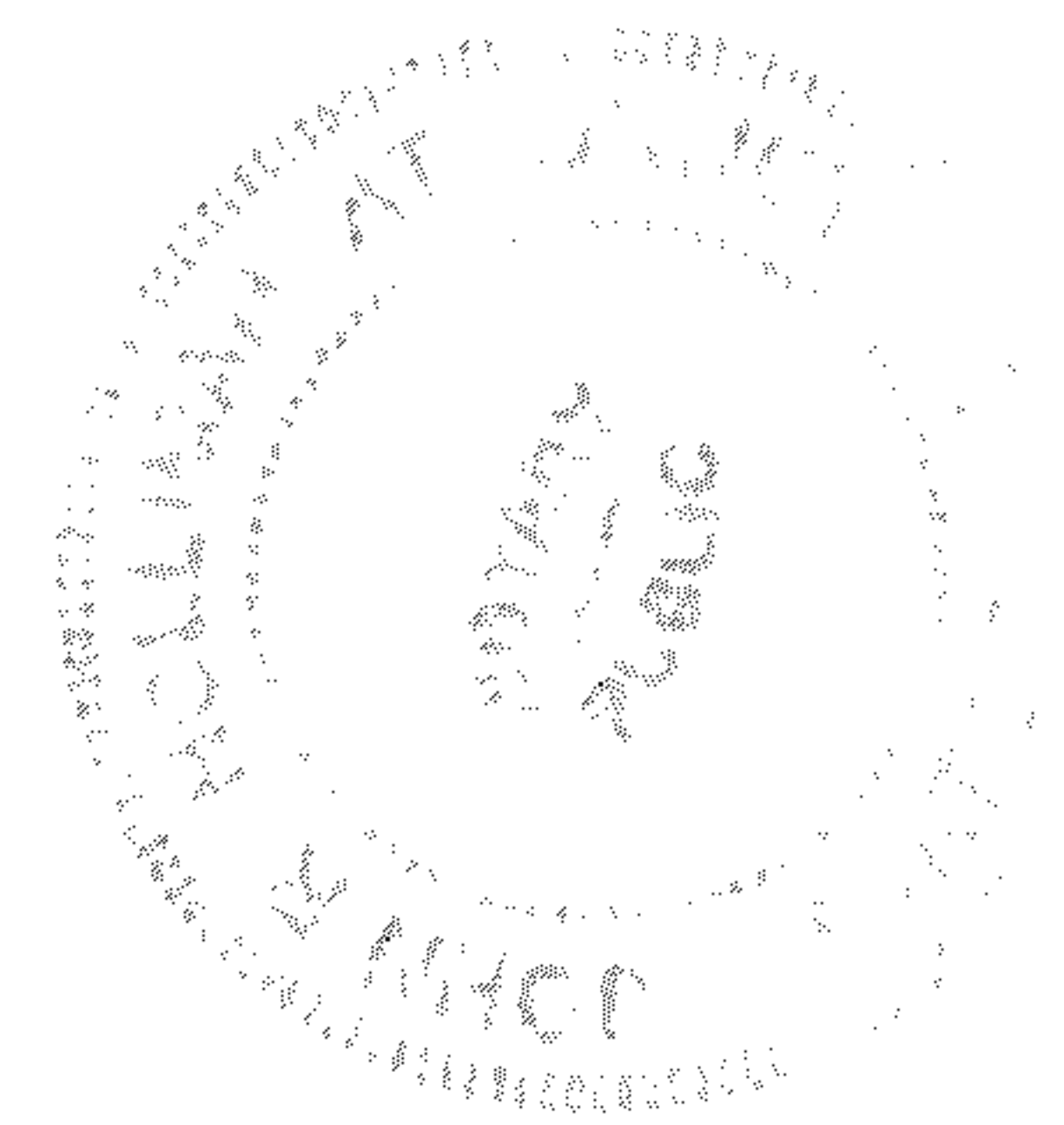
**COUNTY OF SHELBY**

I, JOHN HOLLIMAN, a Notary Public in and for said County, in said State, hereby certify that Charles R. Boling and Gretchen L. Boling, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 7/27/2020.

  
NOTARY PUBLIC  
My Commission Expires: 08-28-22

**This Document Prepared By:**  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
205-663-0281



**20200813000346780 08/13/2020 07:58:10 AM DEEDS 3/4**  
**“EXHIBIT A”**

Lot 28, according to the survey of Old Ivy Subdivision, Phase 2, as recorded in Map Book 36, page 6 A & B, in the probate office of Shelby County, Alabama.

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



## Real Estate Sales Validation Form

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

Grantor's Name Charles R. & Gretchen L. Boling  
 Mailing Address 315 Ivy Hills Circle  
Calera, AL 35040

Grantee's Name Charles R. & Gretchen L. Boling  
 Mailing Address Trustees of the Boling Living Trust  
315 Ivy Hills Circle  
Calera, AL 35040

Property Address 315 Ivy Hills Circle  
Calera, AL 35040

Date of Sale 7/27/2020

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 180,300.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County, Alabama, County  
 Clerk  
 Shelby County, AL  
 08/13/2020 07:58:10 AM  
 \$211.50 CHERRY  
 20200813000346780

*Charles R. Boling*

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 Tax Assesor's Value

☐

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 7/27/2020

Print John R. Holliman

☐

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1