

THIS INSTRUMENT PREPARED BY:  
CLAY R. CARR  
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.  
GRANTEES' ADDRESS:  
9500 Chelsea Road  
Chelsea, AL 35403

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

**GENERAL WARRANTY DEED**  
(Joint Tenancy with Right of Survivorship)

Shelby County, AL 08/28/2020  
State of Alabama  
Deed Tax: \$60.50

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **RICHARD EVANSON and JERRILYN EVANSON**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **RICHARD EVANSON, JERRILYN EVANSON, and TYLER BOYLE**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Begin at the southeast corner of the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, and run west along south line of said 1/4-1/4 section 1130.25 feet to a point on the southeasterly right of way line of the Chelsea to Columbiana Road; thence to the right (along the arc of a curve to the right having a radius of 1100.0 feet) and run northeasterly along the southeasterly right of way of said road 534.17 feet to a point; thence to the right and run in a southeasterly direction 942.07 feet to a point on the east line of said 1/4-1/4 section; thence an angle to the right of 65 degrees 00 minutes and run south 46.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said Grantors, Grantors' heirs, successors, executors and administrators, covenant with Grantees, and with Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and Grantors' successors, heirs, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees' heirs and assigns, forever against the lawful claims of all persons.

28, 2020. IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August

**GRANTORS:**

Richard L. Evanson  
Richard Evanson

Jerrilyn Evanson  
Jerrilyn Evanson

STATE OF ALABAMA  
COUNTY OF SHELBY

20200828000379890 2/3 \$88.50  
Shelby Cnty Judge of Probate, AL  
08/28/2020 02:42:18 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that **Richard Evanson and Jerrilyn Evanson**, whose names are each signed to the above and foregoing conveyance, and who are each known to me, or who have been made known to me, acknowledged before me on this day that, being informed of the contents of this instrument, each executed the same voluntarily on the day the same bears date.

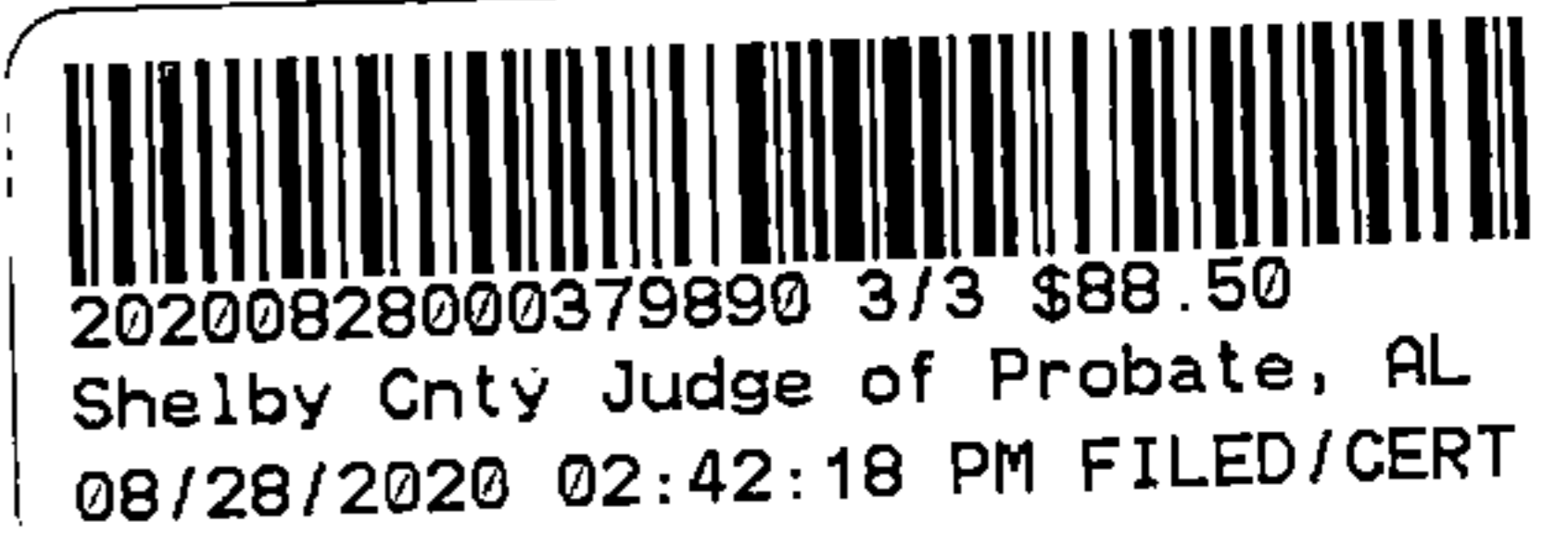
**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this \_\_\_ day of August, 2020.



NOTARY PUBLIC  
My Commission Expires: 12/28/22

JE  
R&E

Real Estate Sales Validation Form



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

Grantor's Name Richard EVANSON  
Mailing Address JERRILYN EVANSON  
(SAME)

Grantee's Name RICHARD EVANSON  
Mailing Address JERRILYN EVANSON  
Tyler Boyle  
(SAME)

Property Address 9500 CHURCH Rd  
OWENS, AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 13 (180,760) =  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 13 (180,760) = 60,253

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 assessor's 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 8/28/2020

Print Richard L. Evanson  
Sign Jerrilyn Evanson  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)