

20201027000489060
10/27/2020 02:30:33 PM
DEEDS 1/2

Send tax notice to:
Todd & Sarah Smith
133 Twin Oaks Circle
Chelsea, AL 35043
CHL2000227

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Margaret Boggan, a single woman**, whose mailing address is: 31 October Ave, Newnan, GA 30265 (hereinafter referred to as "Grantor"), by **Todd Jackson Smith and Sarah Bailey Smith, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, of Twin Oaks, as recorded in Map Book 22 page 108 in the Office of Shelby County, Alabama. Also, part of Lot 15, of Twin Oaks, as recorded in Map Book 22 page 108 in the Office of the Judge of Probate of Shelby County, Alabama. more particularly as follows: Begin at the Northeast corner of said Lot 15, said point also being on the Southerly right of way line of Twin Oaks Circle; thence in a Southeasterly direction along the Northeasterly line of said Lot 15, a distance of 174.28 feet to the Southeasterly corner of said Lot 15, thence 164 degrees 27 minutes 46 seconds right, in a Northwesterly direction a distance of 84.75 feet; thence 25 degrees 58 minutes 44 seconds right, in a Northwesterly direction a distance of 44 feet; thence 6 degrees 11 minutes 01 seconds right, in a Northwesterly direction a distance of 51.49 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$230,743.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2020 02:30:33 PM
\$29.50 JESSICA
20201027000489060

Alvin S. Boyd

20201027000489060 10/27/2020 02:30:33 PM DEEDS 2/2

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 15
day of October, 2020. *

Margaret Boggan
Margaret Boggan *

STATE OF Georgia
COUNTY OF Coweta *

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

Given under my hand and official seal this, the 15 day of October, 2020

* *Amanda McEver*
Notary Public
Print Name: Amanda McEver
Commission Expires: 12/2/2023

