

20201203000552630
12/03/2020 11:14:35 AM
DEEDS 1/3

½ Market Value of Property:
\$76,400.00

SEND TAX NOTICE TO:
Kallen Morrison Boggio
217 Brookhollow Drive
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000575

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Daniel James B. Boggio, an unmarried man**, whose address is: **1544 Panorama Drive, Vestavia Hills, AL 35216** (hereinafter "Grantor", whether one or more), by **Kallen Morrison Boggio**, whose address is: **217 Brookhollow Drive, Pelham, AL 35124** (hereinafter "Grantee", whether one or more), 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, the address of which is **217 Brookhollow Drive, Pelham, AL 35124**, to-wit:

Lot 50, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17 Page 103, in the Probate Office of Shelby County, Alabama.

Kallen Morrison Boggio is one and the same person as Kallen E. Morrison, grantee in that certain deed dated 07/07/2016 and recorded on 07/11/2016 in Instrument No. 20160711000239880, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signatures and seals on this 29 day of October, 2020.


Daniel James B. Boggio

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Daniel James B. Boggio, 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 on this 29th day of October, 2020.



Notary Public

Printed Name: Patrick Skyler Murphy

My Commission Expires: 6-19-22



Real Estate Sales Validation Form

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

Grantor's Name Daniel James Boggio
Mailing Address 1544 Panorama Drive
Vestavia Hills AL 35216

Grantee's Name Kallen Morrison Boggio
Mailing Address 217 Brookhollow Drive
Pelham AL 35124

Property Address 217 Brookhollow Drive
Pelham AL 35124

Date of Sale 11/2/2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1/2 Tax Assessor's market value equaling \$76,400

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
[X] Other 1/2 of Tax Assessor's Market 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 12-3-2020
Print Skyler Murphy
Unattested (verified by) Sign (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
12/03/2020 11:14:35 AM
\$104.50 CHARITY
20201203000552630

Allen S. Bayl