

20210122000037660

Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

01/22/2021 03:35:44 PM
DEEDS 1/5

Send Tax Notice To:
Sarah Katherine Bolton
212 W Franklin St, Apt. P03
Richmond, VA 23220

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars and No Cents (\$10.00) to the undersigned Granter or Granters, whether one or more in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, **Cathy J.H. Bolton**, an unmarried woman, **Sarah Katherine Bolton**, a married woman, as Heirs and Next of Kin of Arthur P. Bolton, III, deceased, **Mildred L. Orr**, an unmarried woman **Cathy J.H. Bolton and Michael Bernstein**, as Trustees of the Marital Trust and the Family Trust established under the Last Will and Testament of Arthur P. Bolton, III, deceased, Probate Court of Shelby County, Alabama, Case Number 38-290 (herein referred to as Granter, whether one or more), do grant, bargain, sell and convey unto **Sarah Katherine Bolton** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

The above-described property does not constitute the homestead of the Granter, Sarah Katherine Bolton, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD TO THE SAID Grantee, his, her or their heirs and assigns, forever.

Warranties of covenant are disclaimed herein except Granter does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Granter.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 15th day of December 2020.


Sarah Katherine Bolton

State of ~~Alabama~~
County of Shelby

Pennsylvania

DBE

I the undersigned, a Notary Public in and for said county, in said state, hereby certify that Sarah Katherine Bolton, 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/she/they executed the same voluntarily on the day the same bears date.

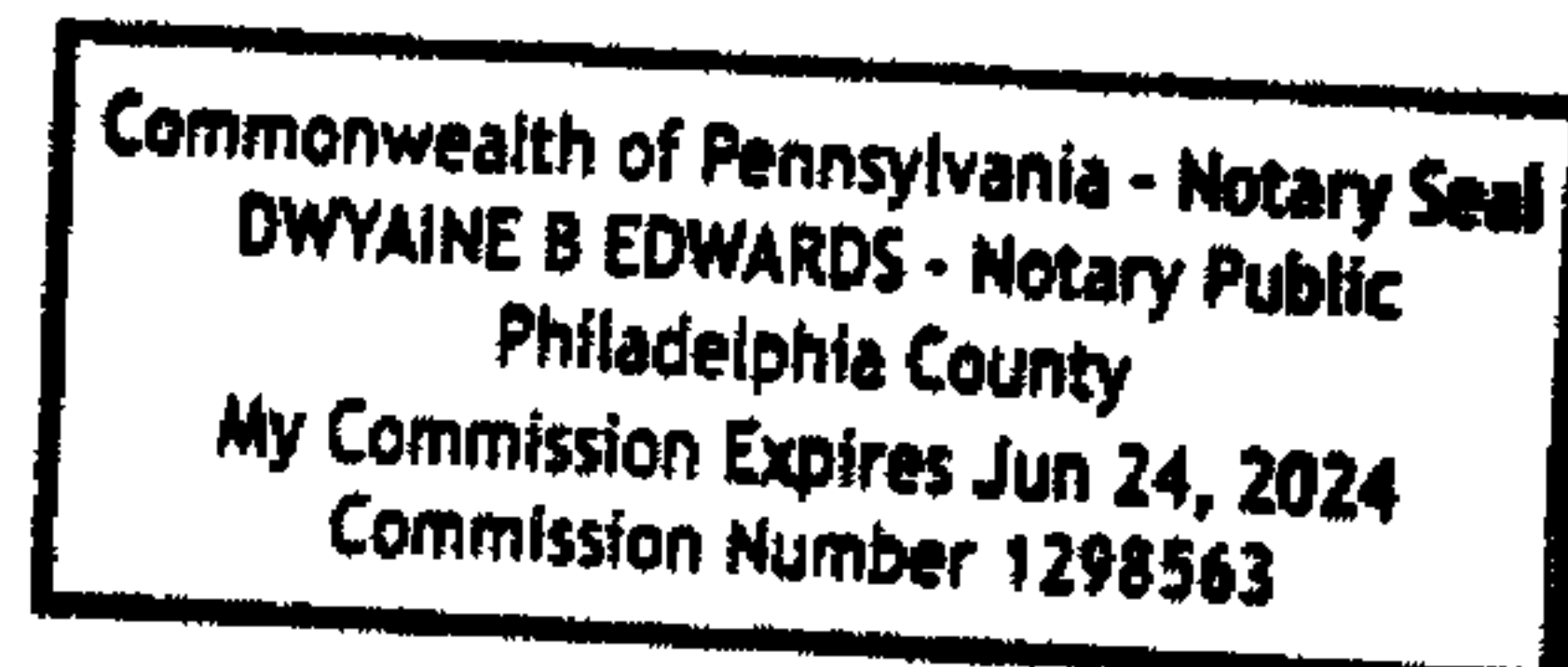
Given under my hand and official seal, this the 15th day of December 2020.


Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires:

6-24-2024



Mildred L. Orr
Mildred L. Orr

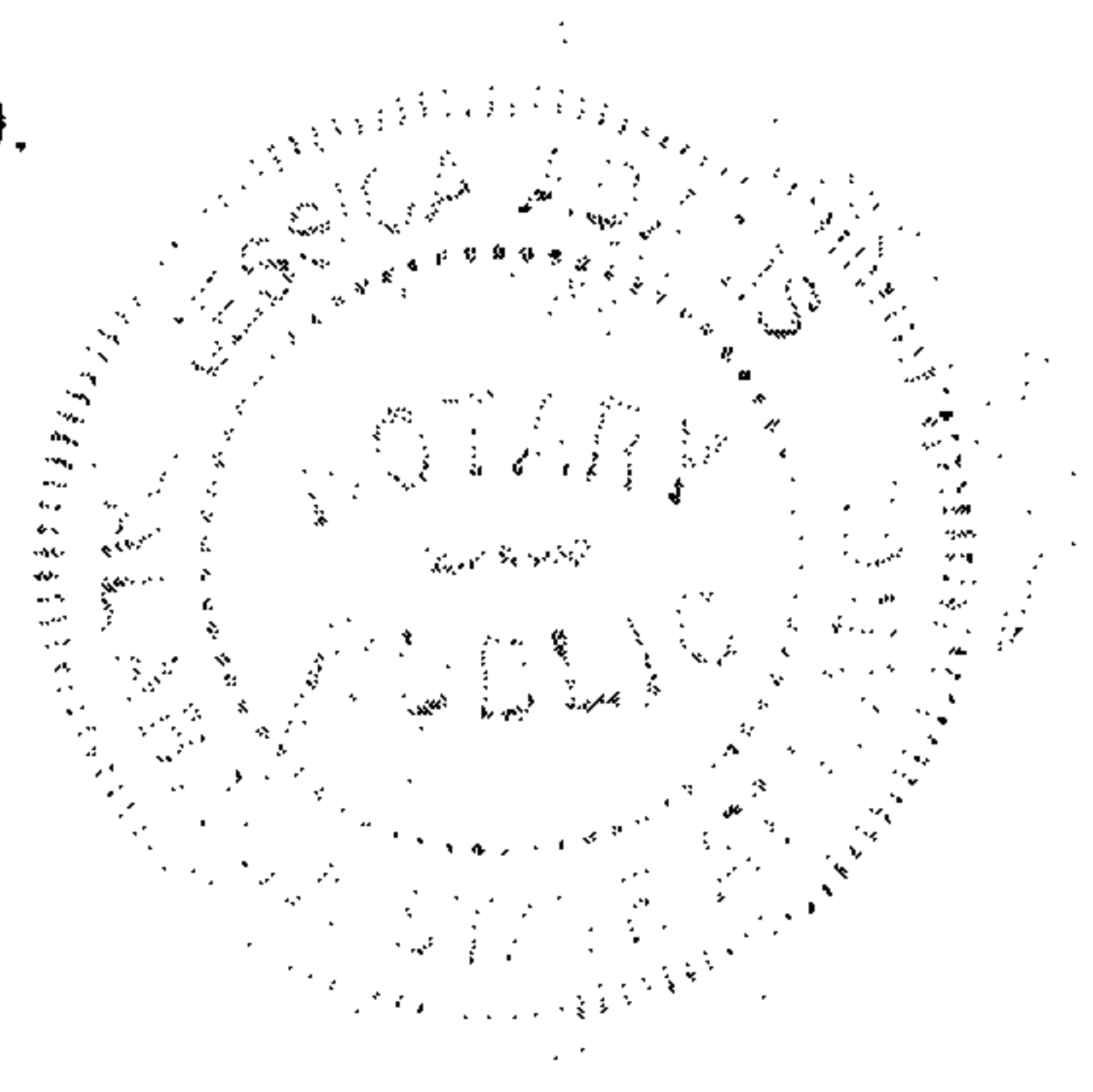
20210122000037660 01/22/2021 03:35:44 PM DEEDS 2/5

State of Alabama
County of Shelby

I the undersigned a Notary Public in and for said county, in said state, hereby certify that Mildred L. Orr, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of December 2020.

Jessica Adams
Notary Public, State of Alabama
Jessica Adams
Printed Name of Notary
My Commission Expires: 12/13/21



Marital Trust and the Family Trust established under the Last Will and Testament of Arthur P. Bolton, III, deceased, Probate Court of Shelby County, Alabama, Case Number 38-290

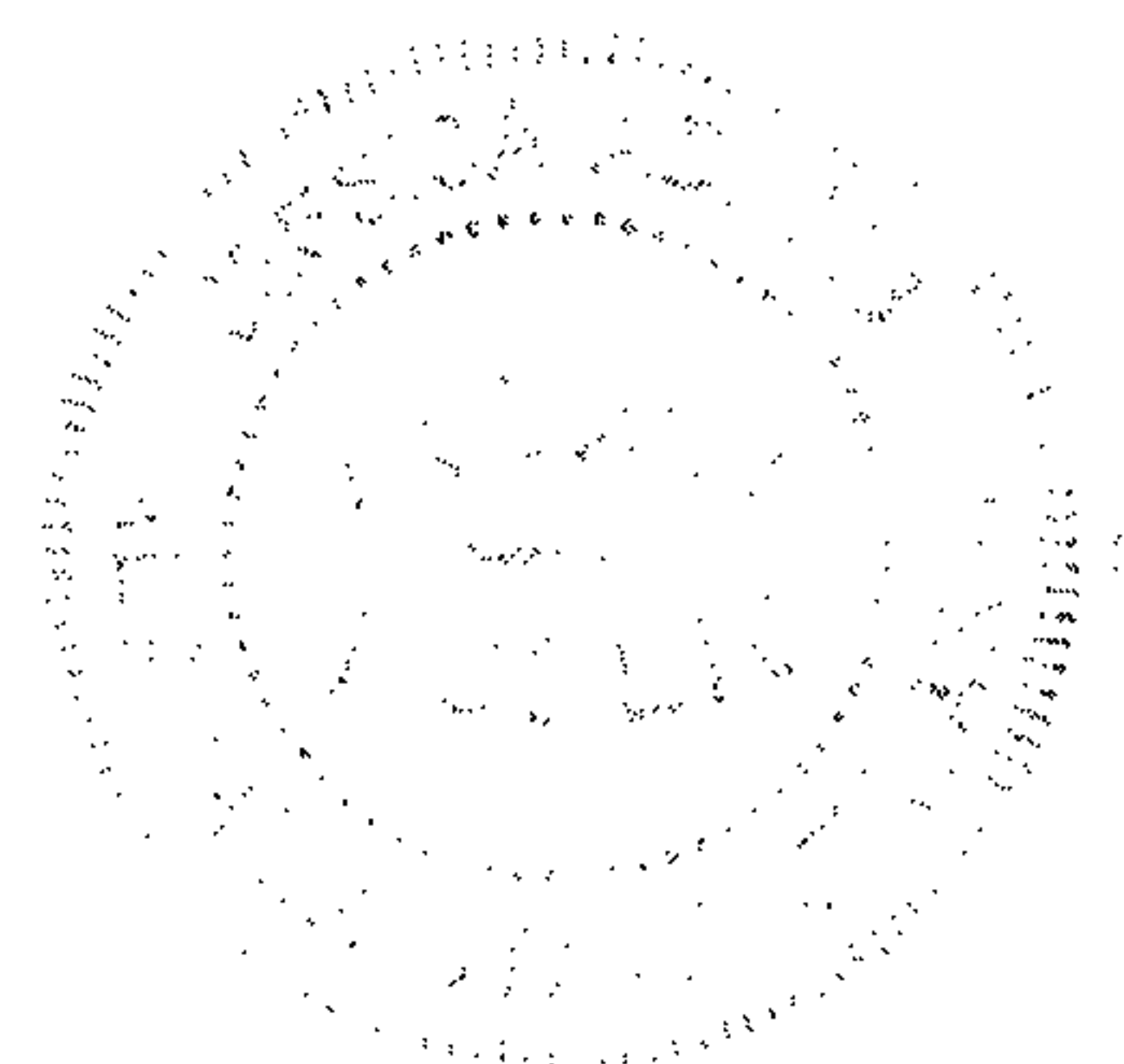
Michael Bernstein
By: Michael Bernstein, as Co-Trustee

State of Alabama
County of Jefferson

I the undersigned a Notary Public in and for said county, in said state, hereby certify that Michael Bernstein, Co-Trustee of the Marital Trust and the Family Trust established under the Last Will and Testament of Arthur P. Bolton, III, deceased, Probate Court of Shelby County, Alabama, Case Number 38-290 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/she/they executed the same voluntarily on the day the same bears date for said trusts.

Given under my hand and official seal, this the 11th day of December 2020.

Jessica Adams
Notary Public, State of
Jessica Adams
Printed Name of Notary
My Commission Expires: 12/13/21



Cathy J.H. Bolton 20210122000037660
Cathy J.H. Bolton

01/22/2021 03:35:44 PM DEEDS 3/5

State of Pennsylvania
County of Montgomery

I the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cathy J.H. Bolton, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of December 2020.

Dwaine B. Edwards
Notary Public, State of
DWYANE B. EDWARDS
Printed Name of Notary
My Commission Expires: 6-24-2024

Commonwealth of Pennsylvania - Notary Seal
DWYANE B EDWARDS - Notary Public
Philadelphia County
My Commission Expires Jun 24, 2024
Commission Number 1298563

Marital Trust and the Family Trust established under the Last Will and Testament of Arthur P. Bolton, III, deceased, Probate Court of Shelby County, Alabama, Case Number 38-290

Cathy J.H. Bolton
By: Cathy J.H. Bolton, as Co-Trustee

State of Pennsylvania (DBE)
County of Montgomery

I the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cathy J.H. Bolton, Co-Trustee of the Marital Trust and the Family Trust established under the Last Will and Testament of Arthur P. Bolton, III, deceased, Probate Court of Shelby County, Alabama, Case Number 38-290 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/she/they executed the same voluntarily on the day the same bears date for said trusts.

Given under my hand and official seal, this the 15th day of December 2020.

Dwaine B. Edwards
Notary Public, State of
DWYANE B. EDWARDS
Printed Name of Notary
My Commission Expires: 6-24-2024

Commonwealth of Pennsylvania - Notary Seal
DWYANE B EDWARDS - Notary Public
Philadelphia County
My Commission Expires Jun 24, 2024
Commission Number 1298563

Seller Address: 212 W Franklin St., Apt P03, Richmond, VA 23220
Buyer Address: 212 W Franklin St., Apt P03, Richmond, VA 23220
Actual Value: 174,320.00
Property Address: 420 Stagecoach Road, Montevallo, AL 35115

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 44444-20-3569

Commence at the SE Corner of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, thence N00° 00'26"W, a distance of 1,214.77'; thence N33°34'48"W, a distance of 780.00' to the Point of Beginning; said point lying on the Northeasterly Right-of-Way line of Shelby County Highway #24 (80' ROW), said point also being the beginning of a curve to the left, having a radius of 983.73', a central angle of 12° 29'27", and subtended by a chord which bears S49°51'10"W, and a chord distance of 214.03'; thence along the arc said curve and said Right-of-Way line, a distance of 214.46'; thence S43°31'37" W and along said Right-of-Way line, a distance of 75.87' to a point, said point being the beginning of a non tangent curve to the left, having a radius of 2,093.09', a central angle of 07°26'15", and subtended by a chord which bears S39°49'21" W, and a chord distance of 271.51'; thence along the arc of said curve and said Right-of-way line, a distance of 271.70'; thence S36°06'14"W and along said Right-of-Way line, a distance of 174.32' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 705.84', a central angle of 10°25'00", and subtended by a chord which bears S41°06'28"W, and a chord distance of 128.15'; thence along the arc of said curve and said Right-of-Way line a distance of 128.33' to a point of compound curve to the right, having a radius of 400.00', a central angle of 02°27'25", and subtended by a chord which bears S47°32'41" W, and a chord distance of 17.15' thence along the arc of said curve and said Right-of-Way line, a distance of 17.15' to a point lying on the Easterly Right-of-Way line of Stage Coach Road (60' R.O.W.); thence N22°46'43"W, leavings said Shelby County Highway #24 and along said Stage Coach Road a distance of 407.66'; thence N21°47'24"W and along said Right-of-Way a distance of 646.63' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 312.35', a central angle of 25°18'02" and subtended by a chord which bears N09° 43'02"W and a chord distance of 136.81'; thence along the arc of said curve and said Right-of-Way line, a distance of 137.93'; thence N02°55'59"E and along said Right-of-Way, a distance of 6.76' to a point, said point being the beginning of a curve to the right, having a radius of 70.00', a central angle of 17°51'11", and subtended by a chord which bears N11°51'34"E, and a chord distance of 21.72'; thence along the arc of said curve and said Right-of-Way line, a distance of 21.81'; thence said N20°47'10"E and along said Right-of-Way a distance of 23.57' to a point being the beginning of a curve to the right having a radius of 70.00, a central angle of 47°51'28" and a subtended by a chord which bears N44°42'54"E, and a chord distance of 56.78'; thence along the arc of said curve and said Right-of-way line, a distance of 58.47'; thence N68°38'44"E and along said Right-of-Way a distance of 74.07' to a point, said point being the beginning of a non tangent curve to the right having a radius of 940.00', a central angle of 05°51'47", and subtended by a chord which bears N71°28'57"E, and a chord distance of 96.15'; thence along the arc of said curve and said Right-of-Way, a distance of 96.19'; Thence N74°30'30"E and along said Right-of-Way, a distance of 519.30' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 940.00', a central angle of 02°03'23", and subtended by a chord which bears N75° 07'47"E, and a chord distance of 33.73'; thence along the arc of said curve and said Right-of-Way line a distance of 33.74'; thence N76°30'42"E and along said Right-of-Way line, a distance of 52.38'; thence S15°30'12"E and leaving said Right-of-Way line, a distance of 797.12' to the Point of Beginning.

Commence at the SE corner of the NW 1/4 of Section 36, Township 21 South, Range 3 West, thence N00°00'26" W, a distance of 1,214.77'; thence N88°55'49"W, a distance of 893.40'; thence S73°09'22"W, a distance of 181.70'; thence N21°34'06"W a distance of 972.06'; thence N21°31'51"W, a distance of 207.49' to the Point of Beginning said point lying on the Westerly ROW line of Stagecoach Road (60' ROW); thence continue along the last described course and leaving said ROW a distance of 162.65'; thence N74°49'38"E, a distance of 112.13'; thence S17°42'02"E, a distance of 9.16' to a point said point lying on above said ROW line said point also being the beginning of a non tangent curve to the left having a radius of 130.00' a central angle of 27°40'11" and subtended by a chord which bears S34°37'15"W a chord distance 62.17'; thence along arc and said ROW a distance of 62.78'; thence S20°47'10"W and along said ROW a distance of 23.57' to a point being the beginning of a curve to the left having a radius of 130.00' a central angle of 17°51'11" and subtended by a chord which bears S11°51'34"W a chord distance of 40.34'; thence along arc and said ROW a distance of 40.51'; thence S02°55'59"W and along said ROW a distance of 6.76' to a point being the beginning of a curve to the left having a radius of 372.35' a central angle of 08°05'01" and subtended by a chord which bears S01°06'31"E a chord distance of 52.49'; thence along arc and said ROW a distance of 52.53' to the Point of Beginning.



Allen S. Bayl