

This Instrument was Prepared by:
 Marcus Hunt
 South Oak Title, LLC
 2870 Old Rocky Ridge Rd., Suite 160
 Birmingham, AL 35243
 File No.: 21-0013C

Send Tax Notice To: Boulton Properties, LLC
 2325 Pointe Parkway Suite 250
 Carmel, IN 46032

20210305000111200
 03/05/2021 11:08:21 AM
 DEEDS 1/1

WARRANTY DEED

State of Alabama
 County of Shelby

KNOW ALL THESE PRESENTS, that in consideration of the sum of Two Hundred Twelve Thousand Dollars and No Cents (\$212,000.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **The Estate of Benjamin Calvin Parker, deceased, Probate Case No. 2019-059 in Cleburne County, Alabama,** whose address is 9750 Co Rd 55 Piedmont AL 36272 (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Boulton Properties, LLC**, whose address is 2325 Pointe Parkway Suite 250, Carmel, IN 46032, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 548 Bentmoor Drive, Helena, AL 35080; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

Lot 1446, according to the Survey of Old Cahaba IV 2nd Addition Phase Three as recorded in Map Book 33, Page 130, in the Office of the Judge of Probate, Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2021 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the said Grantor hereunto set its hand and seal this the 25th day of February, 2021.

THE ESTATE OF BENJAMIN CALVIN PARKER,
 DECEASED, PROBATE CASE NO. 2019-059 IN
 CLEBURNE COUNTY, ALABAMA
 Ryan Shane Parker
 Personal Representative



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2021 11:08:21 AM
 \$234.00 KIMBERLY
 20210305000111200

Allen S. Bayl

State of Alabama
 County of Telferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Ryan Shane Parker whose name as Personal Representative of The Estate of Benjamin Calvin Parker, deceased, Probate Case No. 2019-059 in Cleburne County, Alabama 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2021.

C. Blake Dobbins
 Notary Public, State of Alabama
 My Commission Expires: _____

