

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventeen Thousand Dollars and No Cents (\$217,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Timothy Joe Farish and Donna Farish, husband and wife, whose mailing address is:

108 Rivercrest Ln ; Helena, AL 35080

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Boulton Properties, LLC, whose mailing address is: 2325 Pointe Parkway Suite 250, Carmel, IN 46032

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 137 Victoria Station, Alabaster, AL 35114** to-wit:

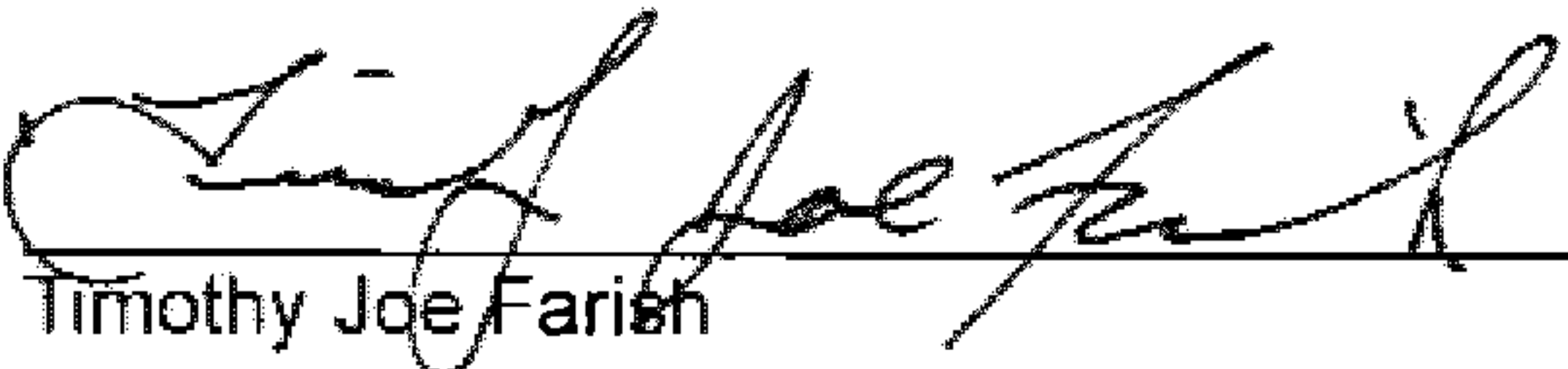
Lot 22, according to the Survey of Cedar Grove @ Sterling Gate, Sector 2, Phase 1 as recorded in Map Book 25, Page 52, Shelby County, Alabama Records.

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

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 21 day of May, 2021.


Timothy Joe Farish

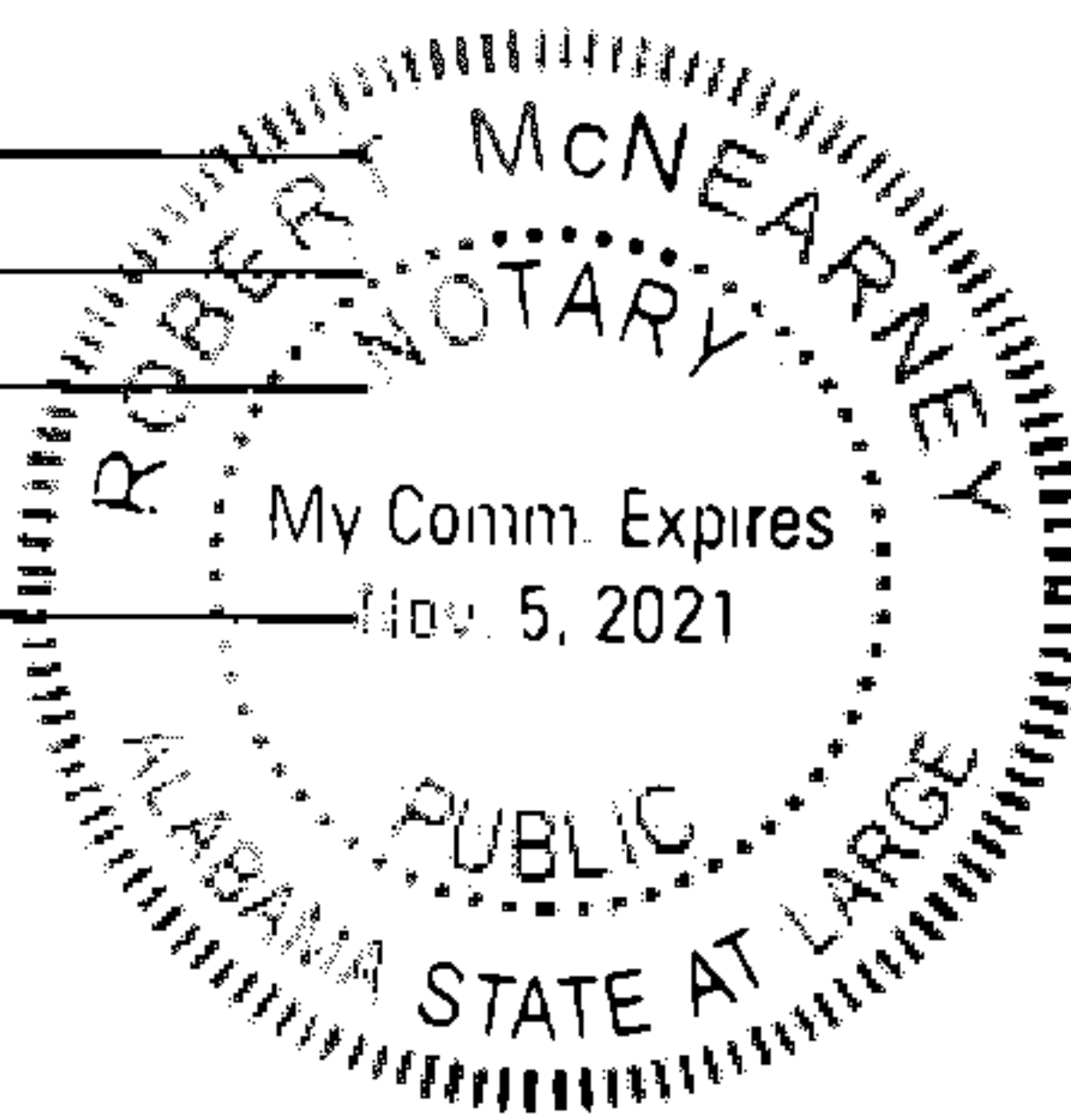

Donna Farish

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Timothy Joe Farish and Donna Farish, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 21st day of May, 2021.


Notary Public, State of _____

Printed Name of Notary _____
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/24/2021 09:28:31 AM
\$239.00 MISTI
20210524000252410

Alvin S. Boyd