

This Instrument Prepared By:
Sparks Law Firm, LLC
C. Ryan Sparks
2635 Valleydale Road, Ste 200
Birmingham, AL 35244

SEND TAX NOTICE TO:
Elizabeth Sanderson Boutwell
115 Warwick Circle
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL THESE MENT BY THESE PRESENTS,**

That for and in consideration of **TWO HUNDRED SIXTEEN THOUSAND AND NO/100 (\$216,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **LINDA F. GOMEZ, an unmarried woman**, (herein referred to as "Grantor"), in hand paid the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEES, **ELIZABETH SANDERSON BOUTWELL, JOHN CRAIG SANDERSON, JAYMA ELIZABETH SANDERSON and JAMES BRENT SANDERSON** (herein referred to as "Grantees"), Grantee's heirs and assigns, reserving unto **ELIZABETH SANDERSON BOUTWELL** a life estate only, any and all of the respective Grantor's interest in the following-described Real Estate situated in **SHELBY COUNTY, ALABAMA**, to wit:

Lot 163, according to the Survey of Phase I Weatherly Warwick Village Sector 17, as recorded in Map Book 20, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, in any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 20, Page 86.

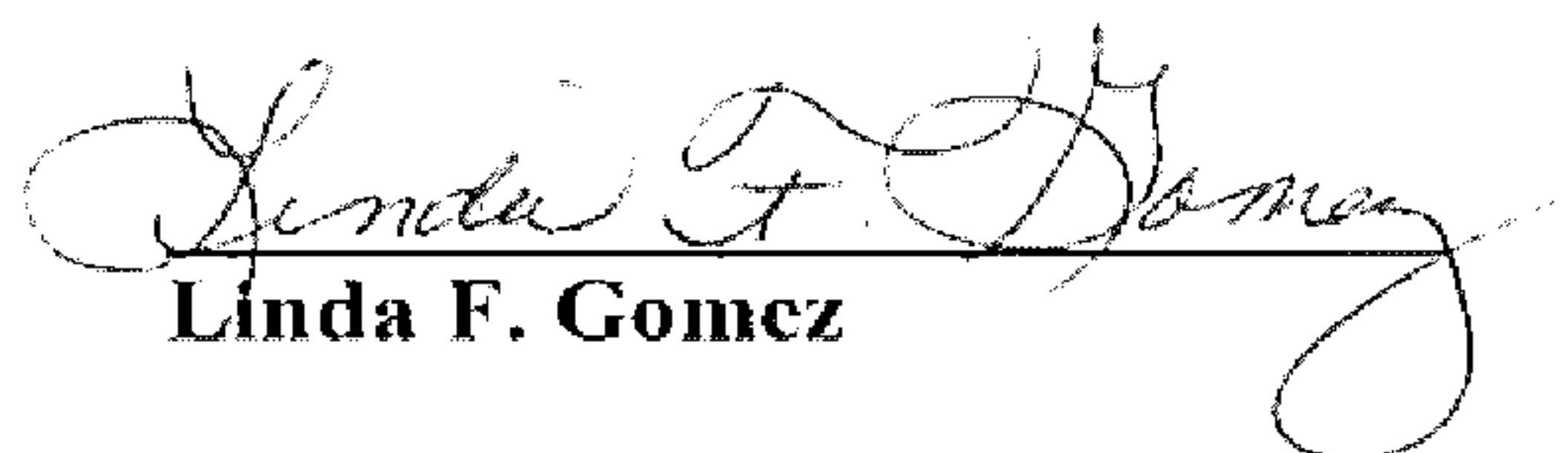
Linda F. Gomez is the surviving grantee of that deed recorded in Instrument No. 20191114000421920, in the Probate Office of Shelby County, Alabama; the other grantee Domingo Gomez, having died on or about the 14th day of February, 2021.

TO HAVE AND TO HOLD, unto the Grantees upon the expiration of the life estate reserved by **ELIZABETH SANDERSON BOUTWELL** herein, the tract or parcel of land above described together with all singular the rights privileges, tenements, appurtenances, and improvements unto the said Grantees, Grantees' heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES's heirs and assigns that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES and GRANTEE's heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 2, 2021.

GRANTOR:


Linda F. Gomez

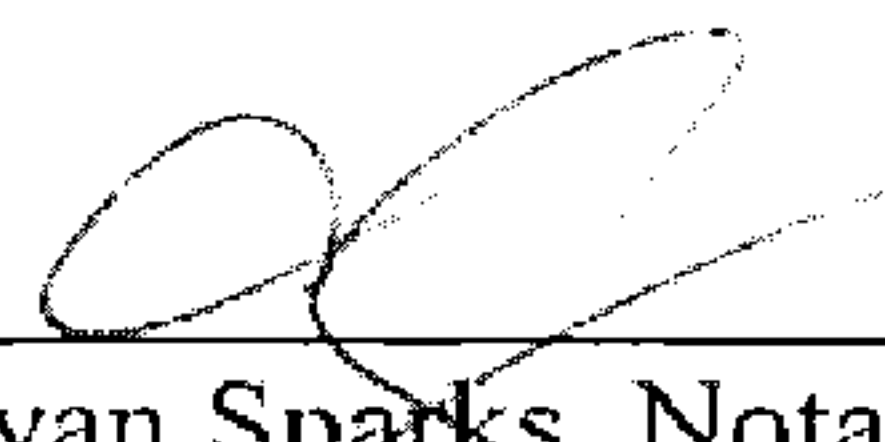
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned Notary Public, State at Large, hereby certify that **Linda F. Gomez**, 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 this instrument, Linda F. Gomez executed the same voluntarily with full authority, on the day the same bears date.

Given under my hand this the 2nd day of September, 2021.




C. Ryan Sparks, Notary Public
My commission expires: December 10, 2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Linda F. Gomez</u>	Grantee's Name	<u>Elizabeth Sanderson Boutwell</u>
Mailing Address	<u>115 Warwick Circle</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>John Craig Sanderson, James Brent Sanderson</u> <u>Jayma Elizabeth Sanderson</u> <u>115 Warwick Circle, Alabaster, AL 35007</u>
Property Address	<u>115 Warwick Circle</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>9/2/21</u>
		Total Purchase Price	<u>\$ 216,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

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 9/2/21Print C. Ryan Sparks

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one**Form RT-1**

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/03/2021 08:36:52 AM
 \$246.00 CHERRY
 20210903000430760

Allen S. Bayl