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12/07/2021 08:33:54 AM

DEEDS 1/1

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 **One Hundred Seventy Six Thousand Eight Hundred Dollars and No Cents (\$176,800.00)**, 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

Nancy L. Nipper, a single person, whose mailing address is:

505 Baronne St. 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: 27 Eddings Ln., Alabaster, AL 35007** to-wit:

Lot 27, according to Monte Tierra 1st Addition subdivision, as recorded in Map Book 6, Page 93 in the Probate Office of Shelby County, Alabama.

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

Nancy L. Nipper is the surviving grantee in deed recorded in Book 309 page 474. The other grantee Jim Randall Nipper having died on or about March 1, 2018.

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 17 day of November, 2021.

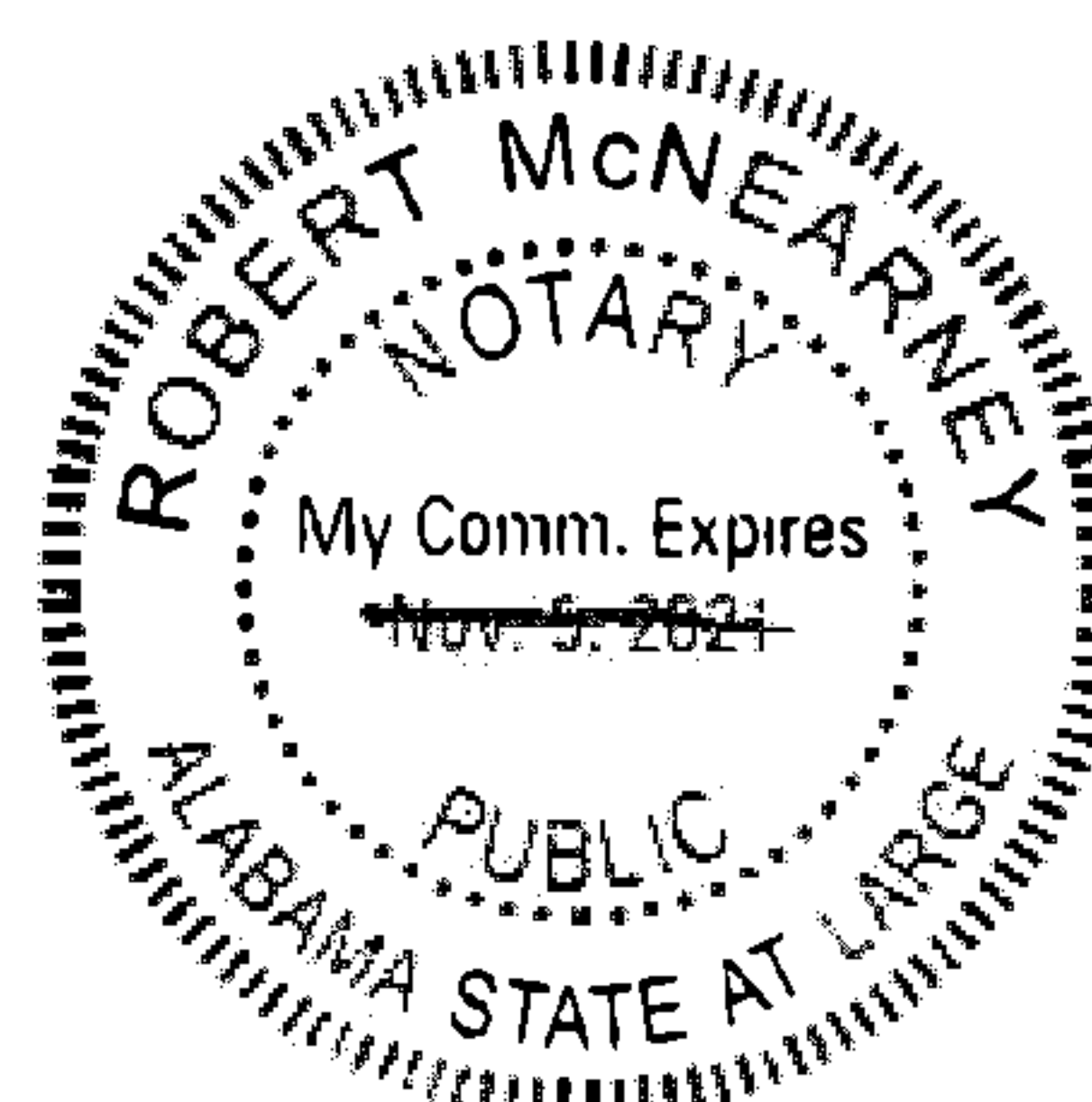
Nancy L. Nipper
Nancy L. Nipper

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Nancy L. Nipper, 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 19th day of November, 2021.

[Signature]
Notary Public, State of _____

Printed Name of Notary _____
My Commission Expires: 11-5-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2021 08:33:54 AM
\$199.00 KIMBERLY
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Alex S. Bayl