

20220518000203770

05/18/2022 03:51:17 PM

DEEDS 1/14

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice to:

(Name) Specification Rubber Products, Inc.

(Address) 1568 First Street N
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joda B. Mann, a married person, Selwyn M. Bolton, an unmarried person, Cynthia Watts, a married person, and Dana S. Bolton, a married person, being the sole heirs and next-of-kin of J.T. Bolton, deceased; and Joda B. Mann, individually and as Successor Executrix of the Estate of Louise Bolton, deceased, Talladega County Probate Case No. 2021-024, and Selwyn M. Bolton, Cynthia Watts and Dana S. Bolton, in their capacities as beneficiaries** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Specification Rubber Products, Inc.** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:**

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 01 DEGREES 26 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 680.70'; THENCE RUN SOUTH 84 DEGREES 44 MINUTES 10 SECONDS WEST FOR 94.35 FEET TO A 2" OPENTOP PIPE AT THE WESTERLY RIGHT OF WAY LINE OF SIMMSVILLE ROAD AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 23 DEGREES 15 MINUTES 50 SECONDS EAST ALONG SAID ROAD RIGHT OF WAY FOR 252.00 FEET TO A FOUND 1 -1/2" CRIMPED PIPE LYING ON THE EAST LINE OF SAID 1/4-1/4 SECTION; THENCE RUN NORTH 01 DEGREES 26 MINUTES 18 SECONDS EAST ALONG SAID 1/4-1/4 SECTION FOR 103.37 FEET TO A SET IRON LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 68; THENCE RUN ALONG SAID ROAD RIGHT OF WAY NORTH 84 DEGREES 21 MINUTES 24 SECONDS WEST FOR 297.37 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1010.80 FEET, A CHORD BEARING OF NORTH 76 DEGREES 42 MINUTES 20 SECONDS WEST, AND A CHORD LENGTH OF 269.15 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT OF WAY FOR 269.95 FEET TO A SET IRON; THENCE RUN SOUTH 17 DEGREES 50 MINUTES 20 SECONDS WEST 378.88 FEET; THENCE RUN SOUTH 83 DEGREES 28 MINUTES 57 SECONDS EAST FOR 575.53 FEET TO THE POINT OF BEGINNING.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT "B", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

The property conveyed herein is that same property deeded to J.T. Bolton and wife, Louise Bolton in Book 205, Page 461. Grantors in this deed are all the surviving children of J.T. Bolton and Louise Bolton. J.T. Bolton passed this life on or about May 7, 1992.

Louise Bolton was one and the same person as Dorothy Louise Bolton.

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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

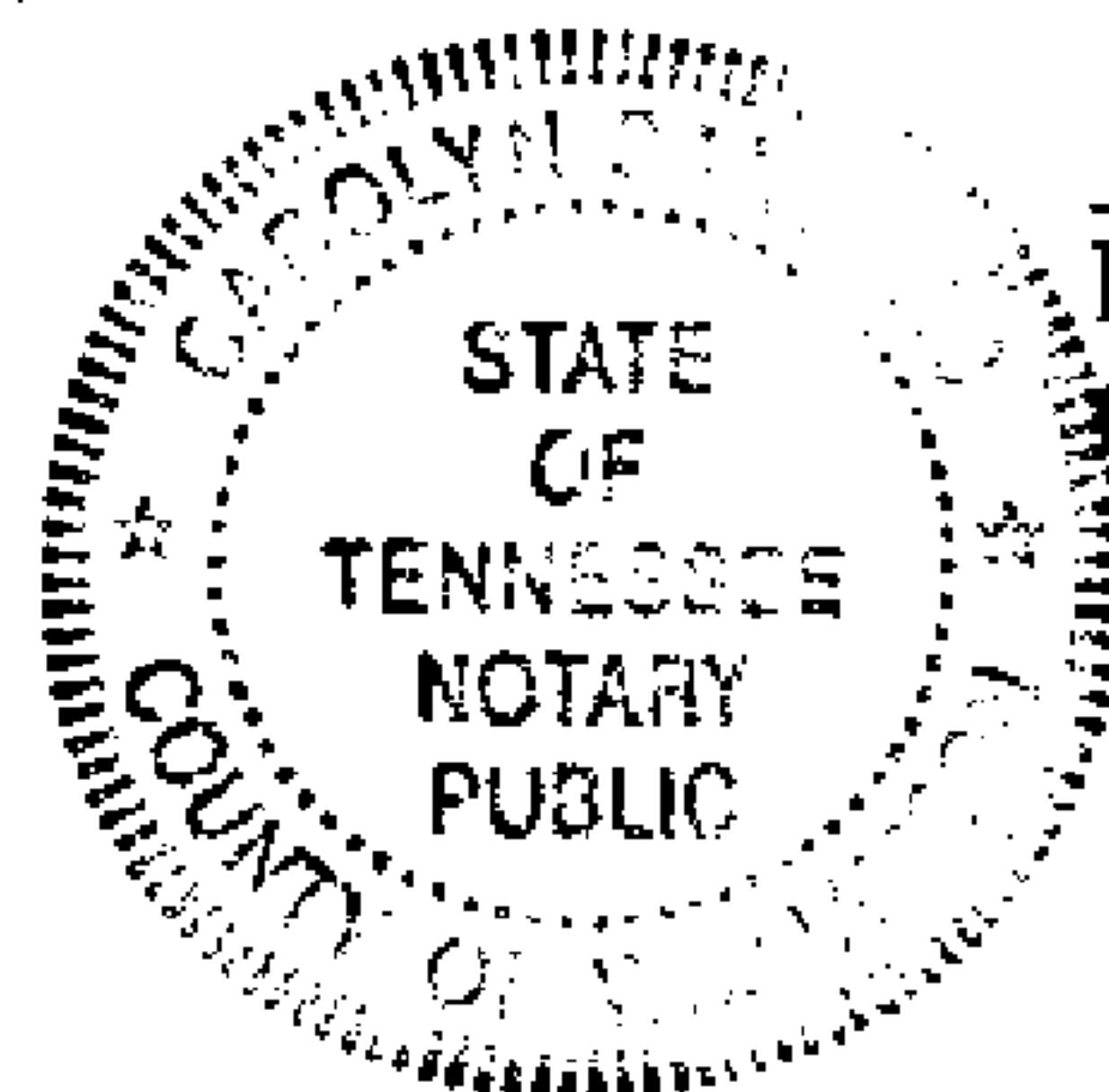
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 19th day of April, 2022.

Joda B. Mann
Joda B. Mann, individually and as Successor
Executrix of the Estate of Louise Bolton,
deceased

STATE OF TENNESSEE)
Williamson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joda B. Mann, individually and as Successor Executrix of the Estate of Louise Bolton, deceased, 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, she, individually, and as such Successor Executrix and with full authority, executed the same voluntarily and as the act of said Estate.

Given under my hand and official seal on the 19th day of April, 2022.



Carl Sader
Notary Public
Commission Expires: 6/18/25

Selwyn M. Bolton
Selwyn M. Bolton

STATE OF Alabama)
COUNTY OF Lee)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Selwyn M. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2022.

Karen W. Wright
Notary Public
My commission expires: _____



{INTENTIONALLY LEFT BLANK}

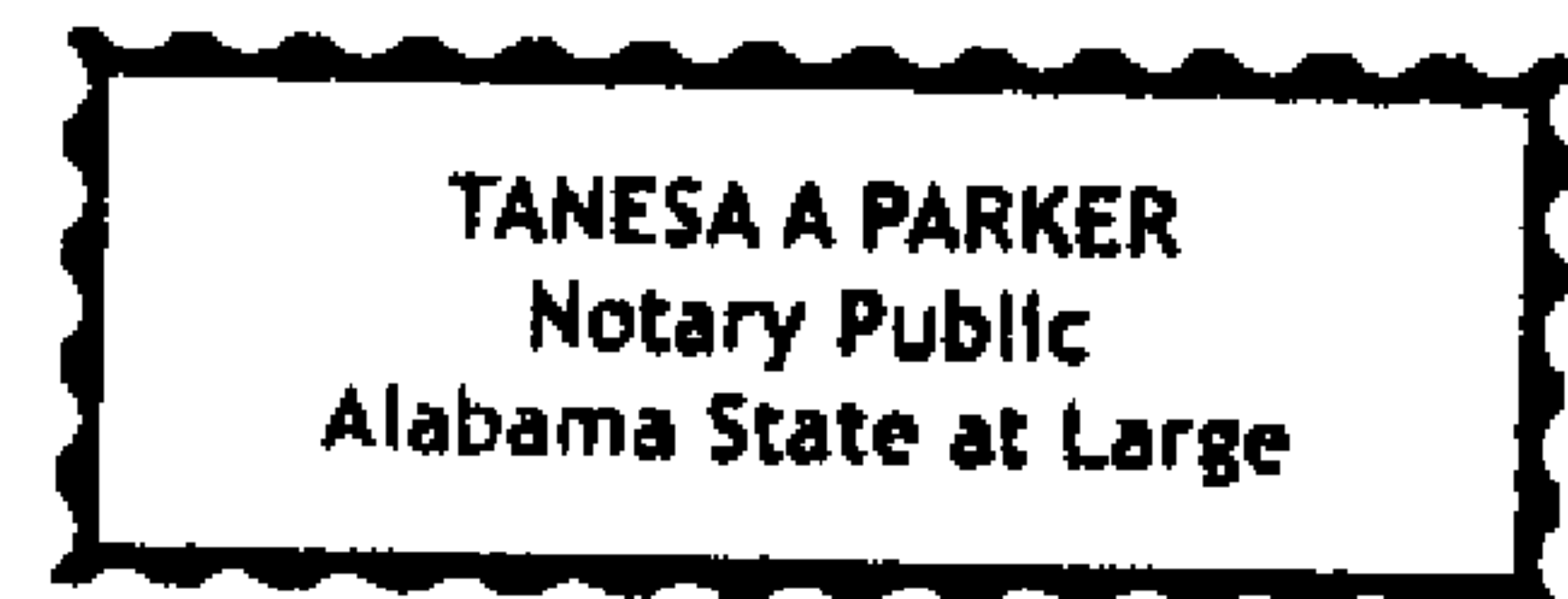
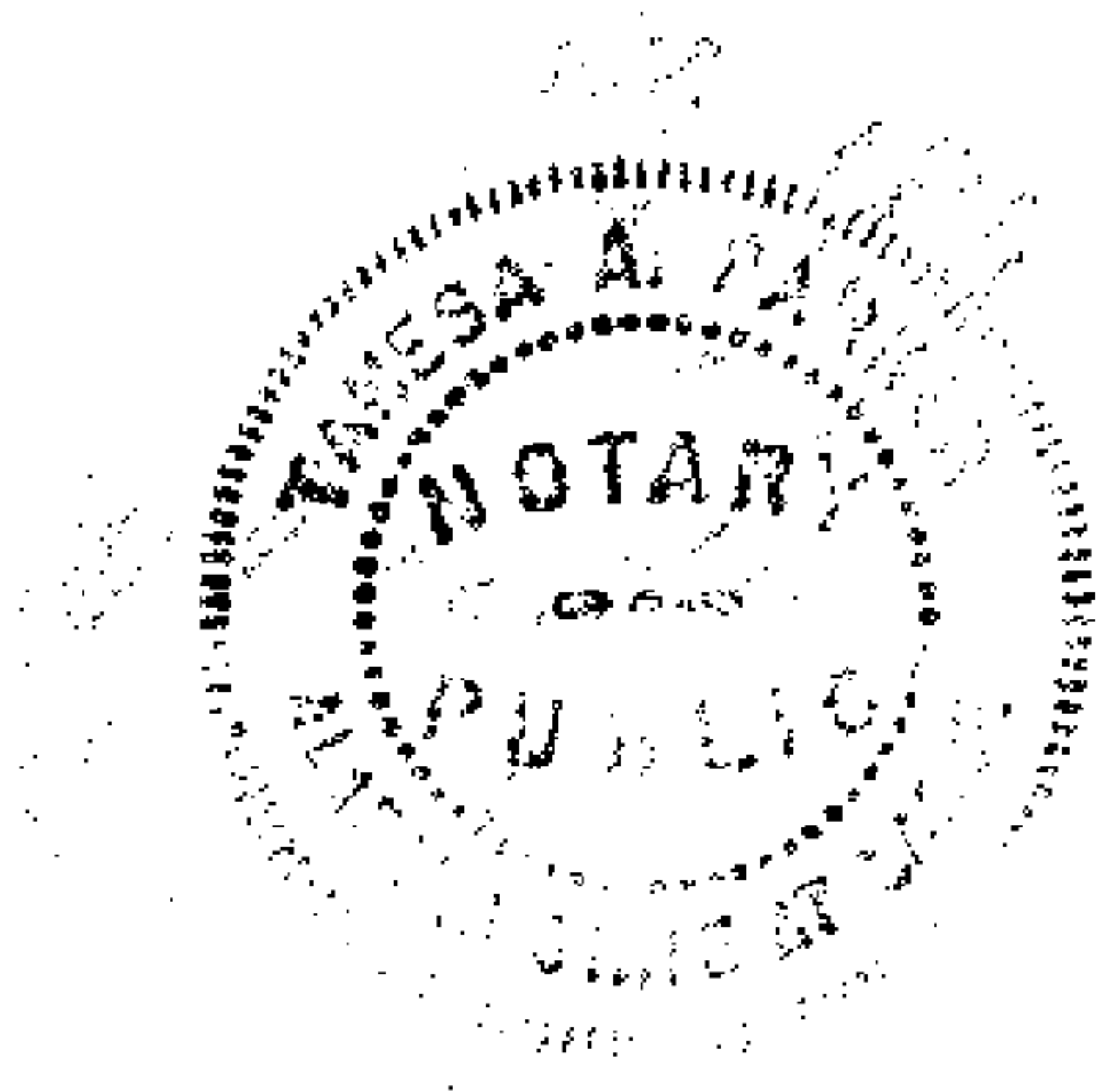
Cynthia Watts
Cynthia Watts

STATE OF Alabama)
COUNTY OF Etowah)

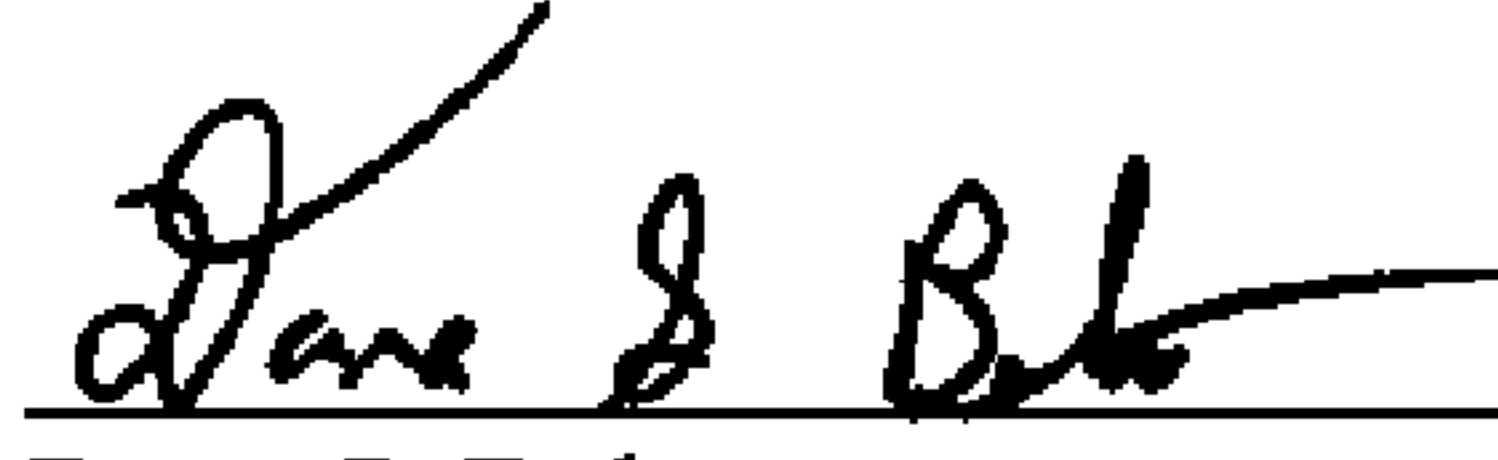
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Watts**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 2022.

Tanesa Parker
Notary Public
My commission expires Aug. 12, 2023



{INTENTIONALLY LEFT BLANK}

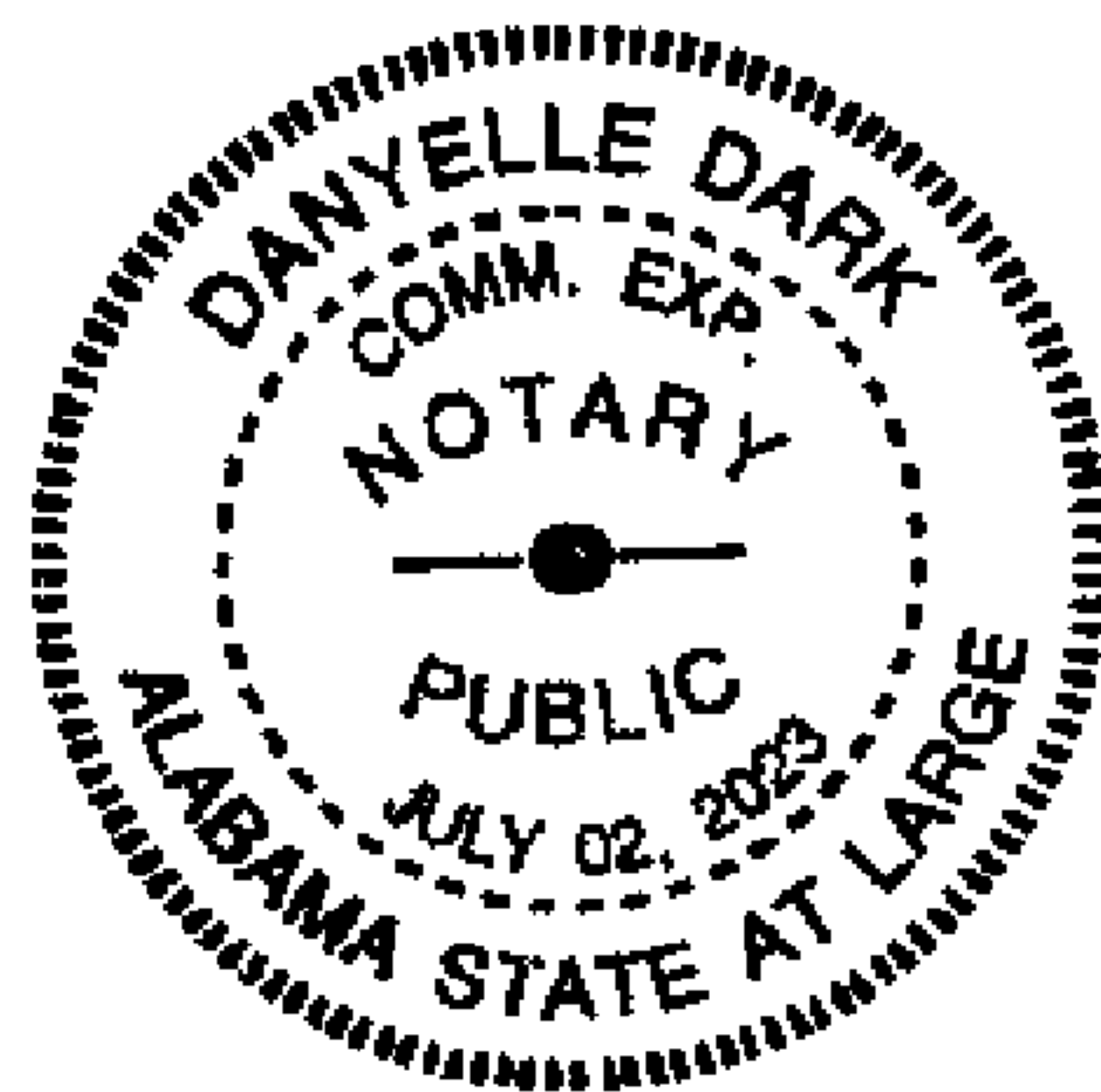



Dana S. Bolton

STATE OF Alabama)
COUNTY OF Calhoun)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dana S. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2022.




Notary Public
My commission expires: July 2, 2023

{INTENTIONALLY LEFT BLANK}

STATE OF ALABAMA)
COUNTY OF SHELBY)

EXHIBIT "A"

HEIRSHIP AFFIDAVIT

COME NOW, Joda B. Mann, Selwyn M. Bolton, Cynthia Watts and Dana S. Bolton, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On June 8, 1959, J.T. Bolton and Louise Bolton, pursuant to instrument recorded at Deed Book 205, Page 461, in the Office of the Probate Judge, Shelby County, Alabama, received a conveyance of certain real estate situated in Shelby County, Alabama. Said Deed did not contain a survivorship provision.

The above referenced real estate is hereinafter described, as follows:

FROM THE SE CORNER OF NW¼ OF NE¼ OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST, RUN NORTH ALONG THE EAST BOUNDARY OF THE SAID NW¼ OF NE 1/4, SECTION 36 TOWNSHIP 20 RANGE 3W 68D.7 FEET TO A POINT, THENCE TURN AN ANGLE OF 96°36' TO THE LEFT AND RUN 94.35 FEET TO A POINT ON THE WEST RIGHT OF WAY OF COUNTY ROAD NUMBER 11 FOR THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED, THENCE TURN AN ANGLE OF 118°20' TO THE RIGHT AND RUN ALONG THE WEST RIGHT OF WAY OF COUNTY ROAD NUMBER 11, 251.76 FEET TO A POINT ON THE EAST BOUNDARY OF THE NW¼ OF NE 1/4, SECTION 36 TOWNSHIP 20 RANGE 3W, THENCE TURN AN ANGLE OF 21°44" TO THE LEFT AND RUN NORTH ALONG THE EAST BOUNDARY OF THE ° SAID NW¼ OF NE¼, SEC. 36, TOWNSHIP 20 RANGE 3W 128.7 FEET, THENCE TURN AN ANGLE OF 85°02' TO THE LEFT AND RUN 562.37 FEET, °THENCE TURN AN ANGLE OF 78°30' TO THE LEFT AND RUN 376.9 FEET, THENCE TURN AN ANGLE OF 101°30' TO THE LEFT AND RUN 575.0 FEET MORE OR LESS TO THE POINT OF BEGINNING. THIS BEING A PART OF THE NW¼ OF NE¼ OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND CONTAINING 4.962 ACRES.

3. On or about May 7, 1992, J.T. Bolton died intestate, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of J.T. Bolton, he left the following heirs and next-of-kin to survive him:

Louise Bolton
Surviving Spouse (subsequently deceased 10/19/2020)

1031 Old School Road
Munford AL 36268

Joda B. Mann
Surviving Daughter

2041 Sparrow Street
Spring Hill, TN 37174

Selwyn M. Bolton

Surviving Son

1823 Roanoke Lane
Auburn, AL 36830

Cynthia Watts

Surviving Daughter

125 Parnell Street
Murford, AL 36268

Dana S. Bolton

Surviving Son

281 Lazy Brook Drive
Oxford, AL 36203

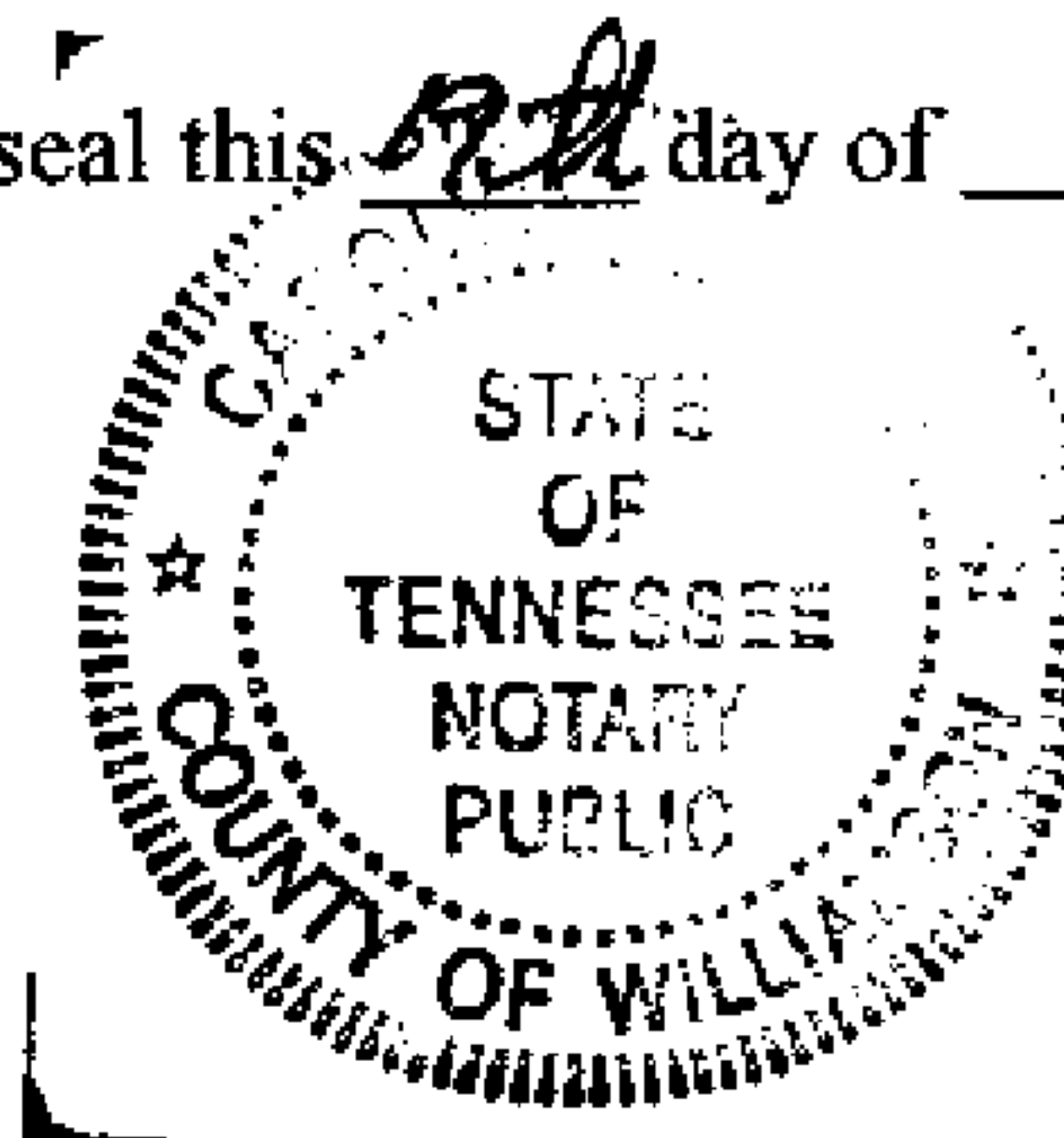
5. All of the above designated survivors, who are the only heirs and next of kin of J.T. Bolton, are over the age of nineteen (19) years, and of sound mind. Furthermore, J.T. Bolton left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of J. T. Bolton have heretofore been paid and satisfied.

Joda B. Mann
Joda B. Mann

STATE OF Tennessee)
COUNTY OF Williamson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joda B. Mann**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2022.



Carl Sadler
Notary Public
My commission expires: 6/18/25

{INTENTIONALLY LEFT BLANK}

Selwyn M. Bolton
Selwyn M. Bolton

STATE OF Alabama)
COUNTY OF Lee)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Selwyn M. Bolton**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2022.

Karen Wright
Notary Public
My commission expires: _____

{INTENTIONALLY LEFT BLANK}



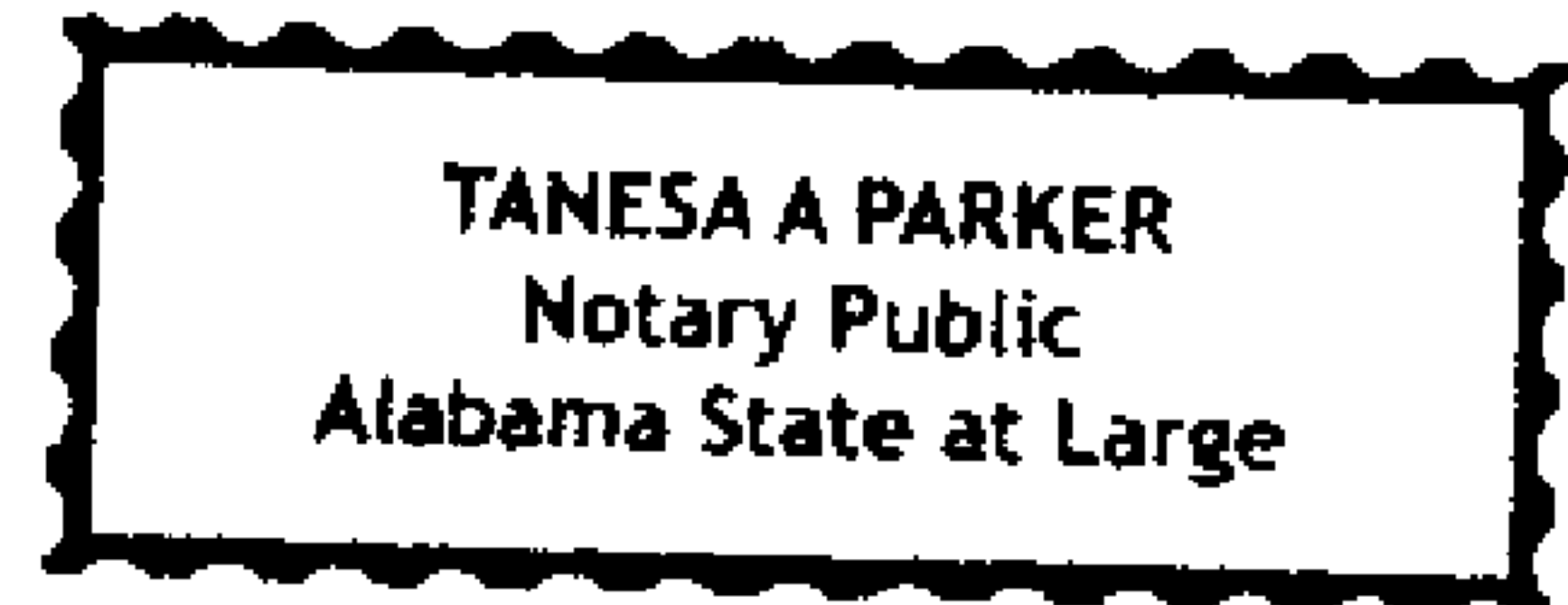
Cynthia Watts
Cynthia Watts

STATE OF Alabama)
COUNTY OF Etowah)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Watts**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 2022.

Tanesa Parker
Notary Public
My commission expires Aug. 12, 2023



{INTENTIONALLY LEFT BLANK}

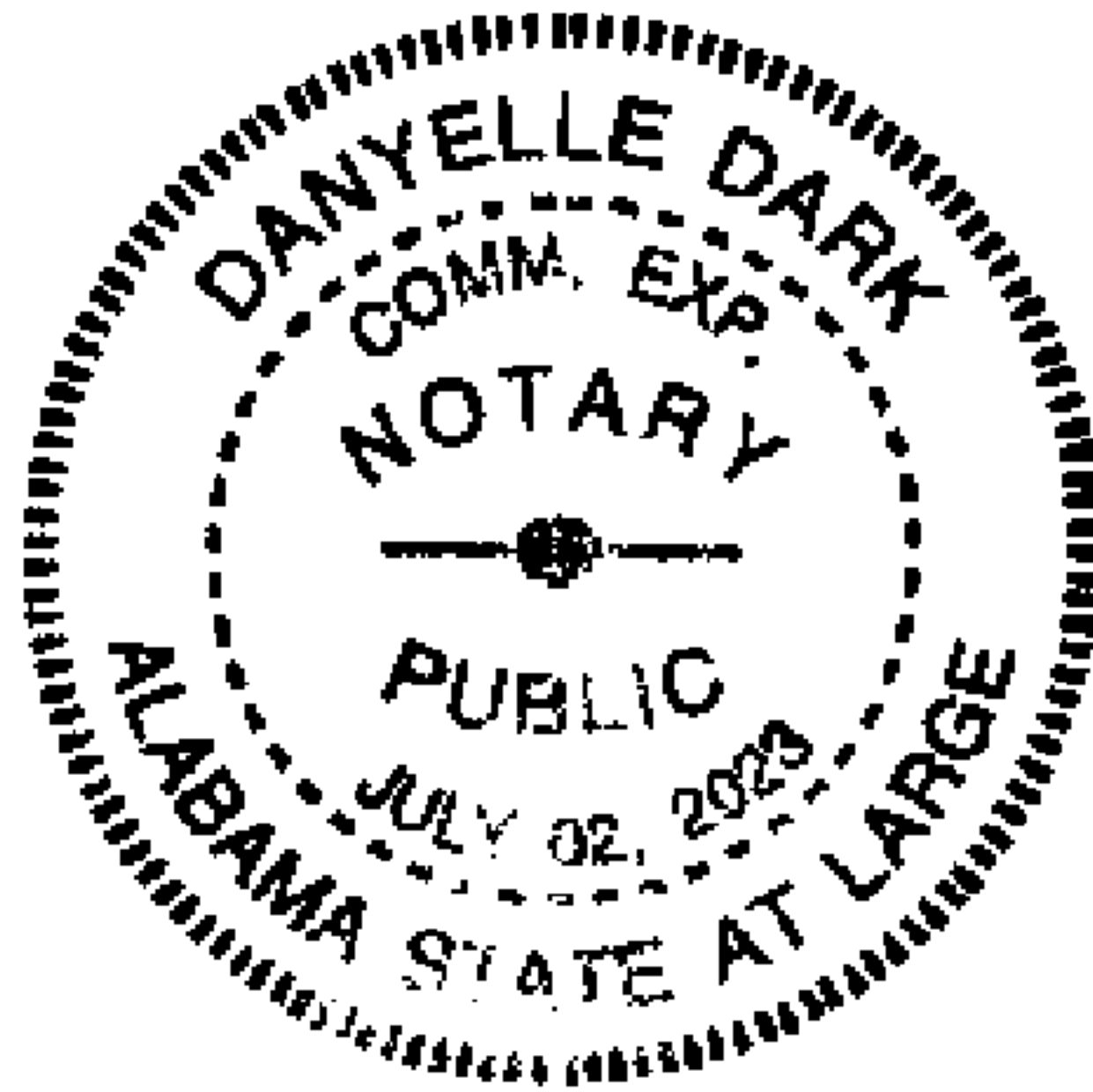



Dana S. Bolton

STATE OF Alabama)
COUNTY OF Calhoun)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dana S. Bolton**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2022.




Notary Public

My commission expires: July 2, 2023

{INTENTIONALLY LEFT BLANK}

EXHIBIT "B"

STATE OF ALABAMA)
COUNTY OF SHELBY)

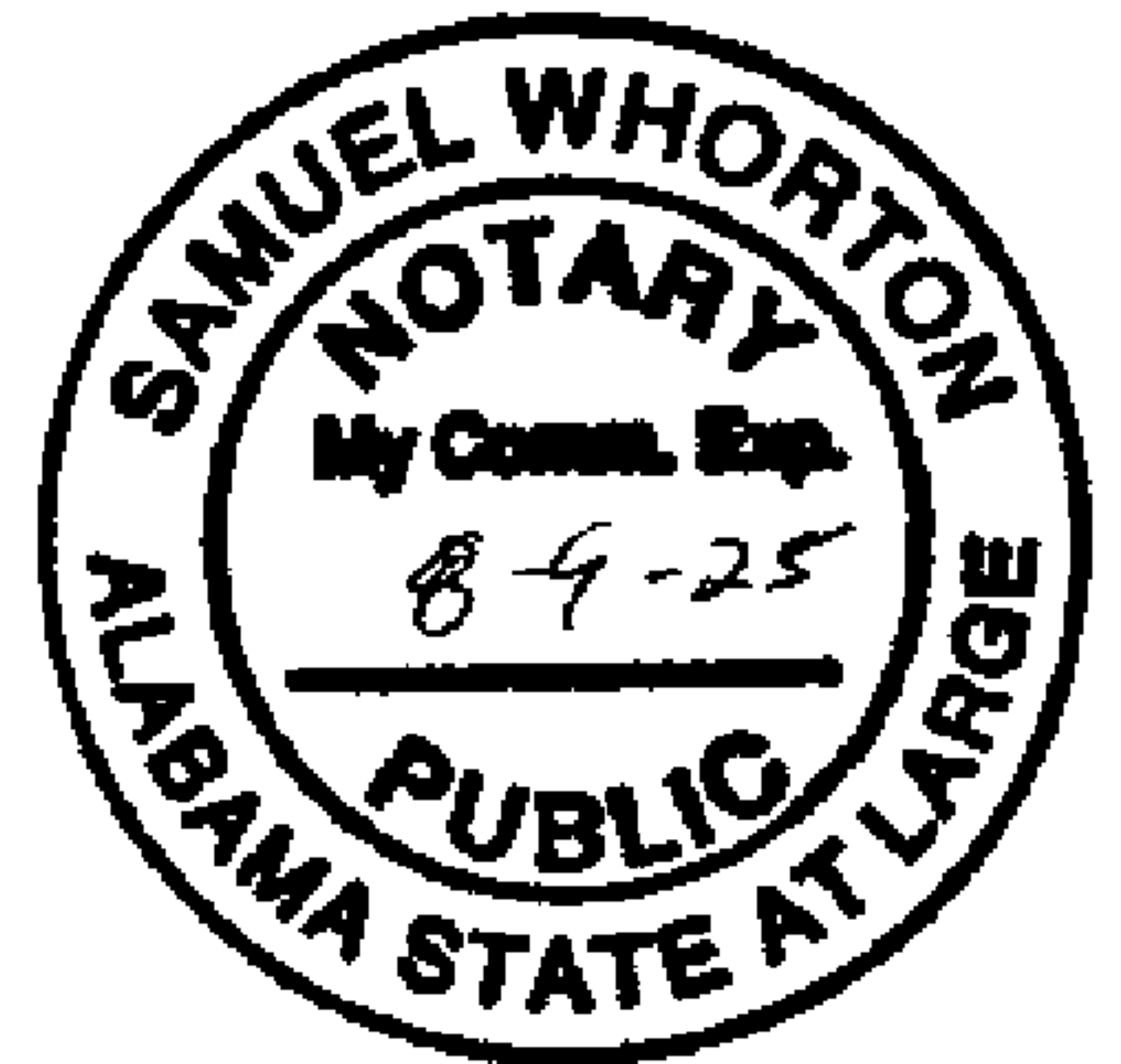
DISINTERESTED PARTY AFFIDAVIT

COME NOW, Renee W. Stone and Susan R Clark, as "Affiants" herein,
and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiant, Renee W Stone, hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 50 years, competent to execute this Affidavit, and his/her current address is 415 Railroad Street.
Said Affiant further states that he/she has no pecuniary or other interest in the estate of J.T. Bolton.
2. Affiant, Susan R. Clark, hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 50 years, competent to execute this Affidavit, and his/her current address is 210 Lakewood Dr. Oxford Al. 36203.
Said Affiant further states that he/she has no pecuniary or other interest in the estate of J.T. Bolton.
3. Said Affiants hereby state that they are personally familiar with the family history of J.T. Bolton, and hereby acknowledge and confirm that J.T. Bolton died on May 7, 1992. J.T. Bolton (the "Decedent" herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 205, Page 461.
4. Said decedent was married to Louise Bolton at the time of his decease. Said decedent was survived by his spouse, Louise Bolton, who subsequently died on or about October 19, 2020, and four children, Joda B. Mann, Selwyn M. Bolton, Cynthia Watts and Dana S. Bolton. All of said heirs of J.T. Bolton are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.
5. Affiants are not aware of any persons or entities who have claim to the real property of which J.T. Bolton died seized, other than his spouse and children hereinabove named.

FURTHERMORE, the Affiants saith naught.

Renee W Stone
Renee W Stone Affiant



STATE OF ALABAMA)
COUNTY OF Tallapoosa)

Sworn to and subscribed before me this 27 day of April, 2022.

[Signature]
Notary Public
My Commission Expires: 8-9-25

{INTENTIONALLY LEFT BLANK}

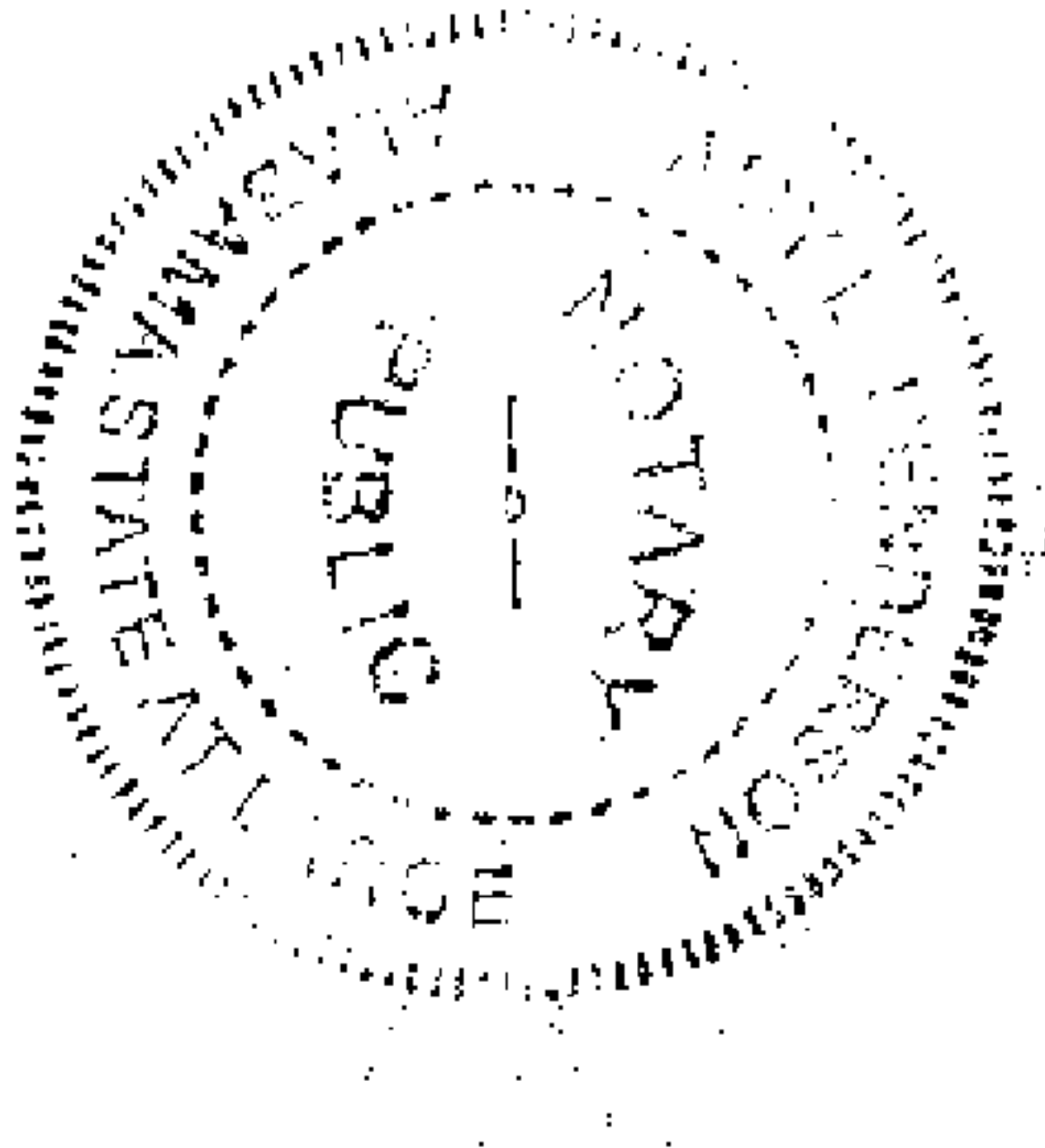
Susan R. Clark
Susan R. Clark, Affiant

STATE OF ALABAMA)
COUNTY OF Calhoun)

Sworn to and subscribed before me this 22nd day of April, 2022.

Amey Henderson
Notary Public

My Commission Expires: 02/15/2025



{INTENTIONALLY LEFT BLANK}

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

Grantor's Name Est. of Dorothy Louise Bolton
 Mailing Address 2041 Sparrow Street
Spring Hill, TN 37174

Grantee's Name Specification Rubber Products, Inc.
 Mailing Address 1568 First Street N
Alabaster, AL 35007

Property Address Vacant Land
Parcel 13-7-36-1-001-024.000

Date of Sale 05/18/2022
 Total Purchase Price \$ 440,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/18/2022 03:51:17 PM
 \$507.00 JOANN
 20220518000203770

or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____



The purchase price or actual value *Alvin S. Byrd* 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 5/18/2022

Print

Sign

Sandy F. Johnson
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1