

20221018000393410
10/18/2022 11:28:23 AM
DEEDS 1/2

Send Tax Notice to:

Carl Ronnie Boglin, Sr
Cecelia Freeney Boglin
466 Cambrian Trail
Pelham AL 35124

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Larry Gantt a/k/a Larry Gant a/k/a William Larry Gant and Donna Shotts Gant, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 110 Friar Tuck Rd, Fayetteville, GA 30215 grant, bargain, sell and convey unto **Carl Ronnie Boglin, Sr. and Cecelia Freeney Boglin** (herein referred to as grantees) whose mailing address is 466 Cambrian Trail Pelham AL 35124 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **466 Cambrian Ridge Trail, Pelham, AL 35124** to wit:

Lot 115, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$211,105.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Larry Gant is one and the same as Larry Gant, Grantee of that certain deed recorded in Instrument #20031010000683140 dated October 6, 2003 and recorded October 10, 2003 in the Probate Office of Shelby County, Alabama. Larry Gant is one and the same as William Larry Gant.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14 day of

Oct 18 2022
Larry Gant a/k/a Larry Gant a/k/a William Larry Gant
Larry Gant a/k/a Larry Gant a/k/a William Larry Gant

Donna Shotts Gant

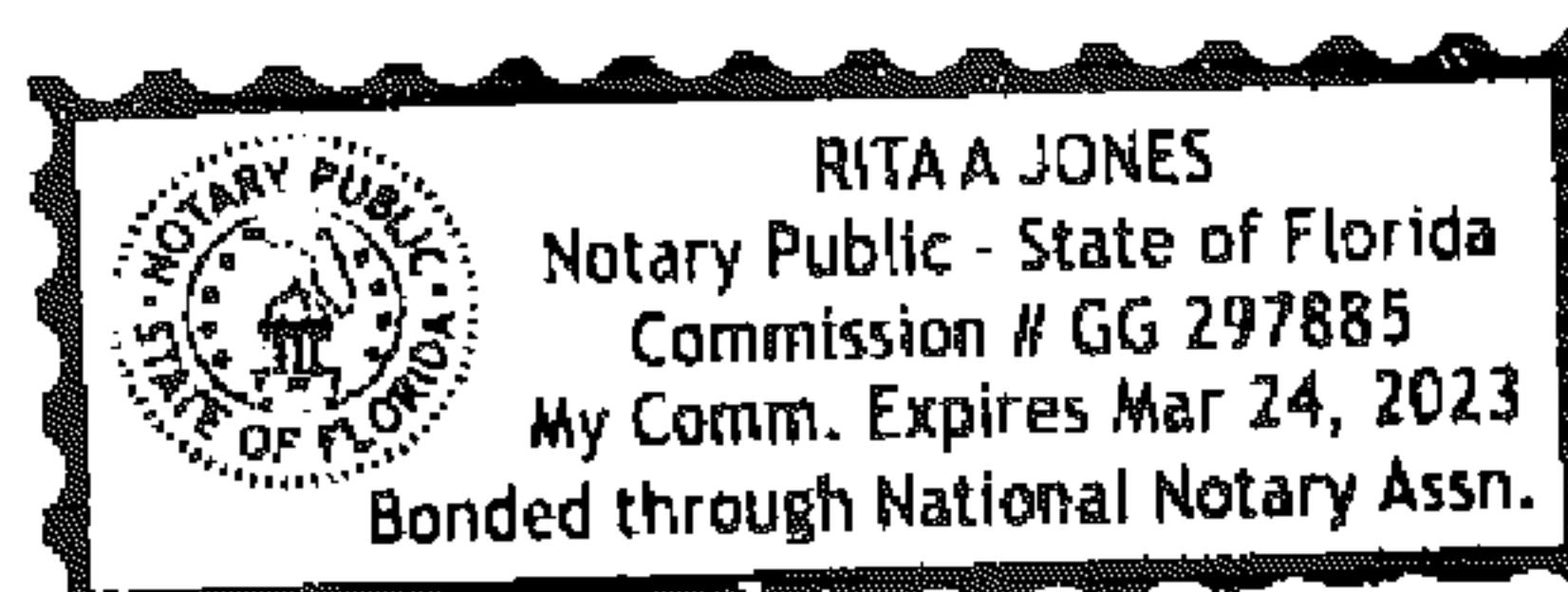
Donna Shotts Gant

STATE OF *Florida*
FUSCO

I, Rita A. Jones, a Notary Public in and for said county in said state, hereby certify that Larry Gant a/k/a Larry Gant a/k/a William Larry Gant and Donna Shotts Gant whose name(s) 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 14th day of *October* 2022

My Commission Expires: 03/24/2023



(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209 (205) 410-7591

File No. ATB3408



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2022 11:28:23 AM
\$31.00 JOANN
20221018000393410

Allie S. Boyd