

Send Tax Notice to:
Ms. Vivian Bolling Bolden
50 White Street
Montevallo, Alabama 35115

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **VIVIAN BOLLING BOLDEN**, an unmarried woman, **THOMAS WESLEY BOLLING**, an unmarried man, **JEANIE B. TODD**, an unmarried woman, and **DARLENE B. WATKINS**, a married woman (herein referred to as Grantors), do grant, bargain, sell and convey unto **VIVIAN BOLLING BOLDEN** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 2

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 24 North, Range 2 East, Shelby County, Alabama, said point being a found 1" open top pipe; thence run N 62° 36' 51" W for a distance of 8867.18 feet to the point of beginning, said point being a set 1/2" rebar capped "CA-1084-LS" on the Northern right of way line of White Street; thence run N 00° 33' 11" E for a distance of 129.11 feet to a set 1/2" rebar capped "CA-1084-LS"; thence run N 89° 41' 40" W for a distance of 99.62 feet to a set 1/2" rebar capped "CA-1084-LS"; thence run S 00° 33' 11" W for a distance of 120.00 feet to a set 1/2" rebar capped "CA-1084-LS" on the Northern right of way line of White Street; thence run S 84° 28' 13" E along said right of way for a distance of 100.00 feet to the point of beginning. Said parcel being .28 acres, more or less. According to survey dated August 23, 2022, of Clinkscapes Land Surveying, LLC, Steven J. Clinkscapes, PLS Alabama Registration No. 37248.

The above described property is the homestead of Vivian Bolling Bolden, but is not the homestead of any other Grantors or a spouse thereof.

The above described real property is a part of the property identified on the deed recorded as Instrument No. 20220421000164890 with the Shelby County Judge of Probate.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2022.

Vivian B. Bolden (SEAL)
Vivian Bolling Bolden
Thomas Wesley Bolling (SEAL)
Thomas Wesley Bolling
Jeanie B. Todd (SEAL)
Jeanie B. Todd

Darlene B. Watkins (SEAL)
Darlene B. Watkins

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Vivian Bolling Bolden, an unmarried woman, 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 6th day of December, 2022.

Kim M. Foster (SEAL)
Notary Public
My Commission Expires: 1-3-23



20230206000030940 3/4 \$102.00
Shelby Cnty Judge of Probate, AL
02/06/2023 03:49:14 PM FILED/CERT

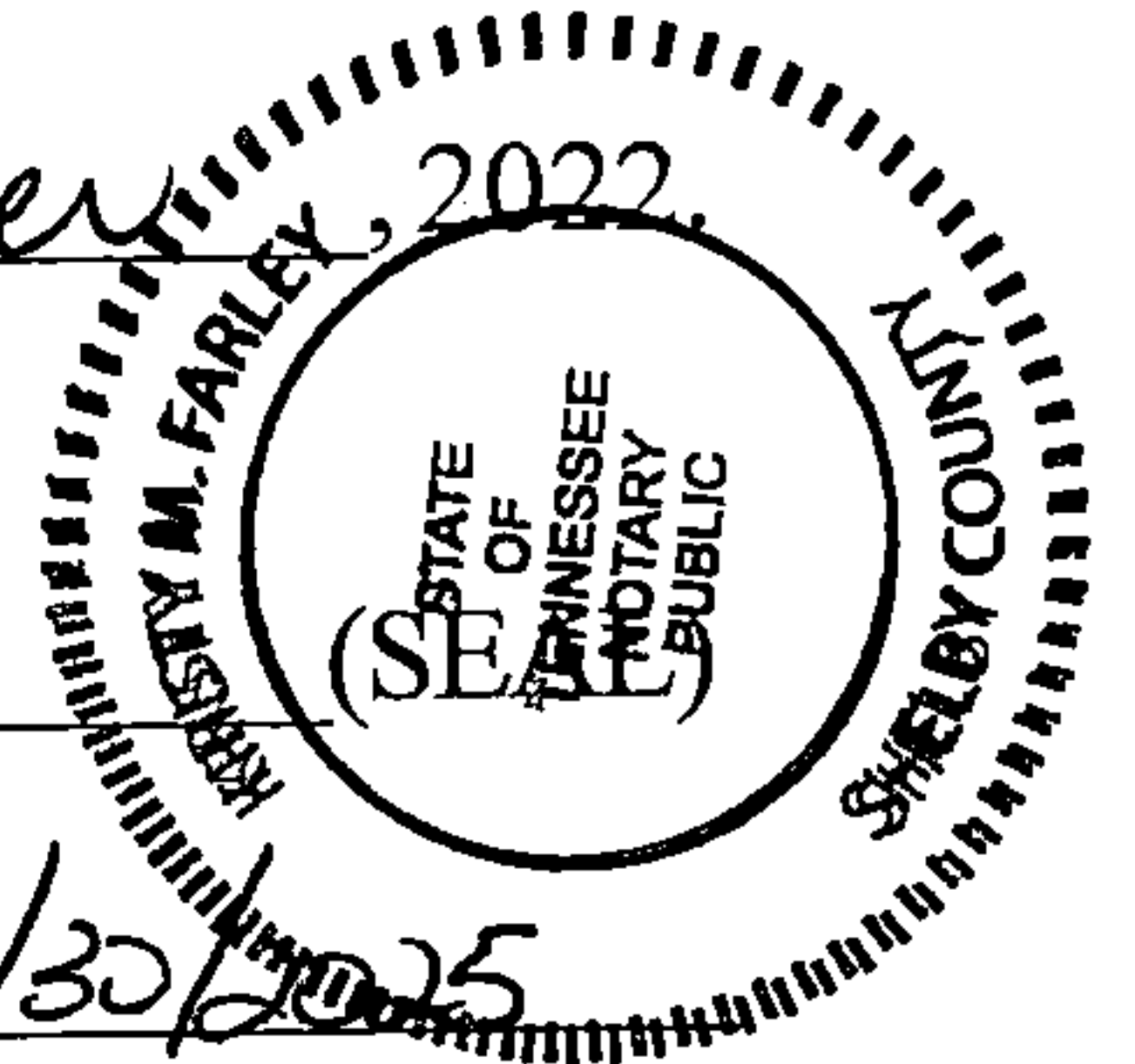
STATE OF _____)
_____ COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Thomas Wesley Bolling, an unmarried man, 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 27th day of December, 2022.

Kristy M. Farley
Notary Public

My Commission Expires: 12/30/2025



STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jeanie B. Todd, an unmarried woman, 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 6th day of December, 2022.

Kristy M. Farley (SEAL)
Notary Public

My Commission Expires: 1-3-23

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Darlene B. Watkins, a married woman, 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 6th day of December, 2022.

Kristy M. Farley (SEAL)
Notary Public

My Commission Expires: 1-3-23

Real Estate Sales Validation Form

20230206000030940 4/4 \$102.00
Shelby Cnty Judge of Probate, AL
02/06/2023 03:49:14 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1.

Grantor's Name Thomas Wesley Bolling, et al.
Mailing Address 8938 River Sound Drive
Cordova, Tennessee 38016

Grantee's Name Vivian Bolling Bolden
Mailing Address 50 White Street
Montevallo, Alabama 35115

Property Address 50 White Street
Montevallo, Alabama 35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$91,400.00 x 3/4 = \$68,550.00

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 Property Tax Commissioner
☐ 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 12-6-22

Print VIVIAN B. BOLDEN

☐ Unattested

Kimi M. Foster
(verified by)

Sign

Vivian B. Bolden
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1