

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

190 Silver Loop
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Forty-Three Thousand Five Hundred and 00/100 (\$143,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **JEFF H BOONE and TAMMY J BOONE**, a married couple, in hand paid by the GRANTEE(S), **RODNEY GLENN FLOYD and SARAH JANE FLOYD**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, to wit:

LOT 1 IN THE FINAL PLAT OF BOONE SUBDIVISION, SITUATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 1 EAST, AS SHOWN IN MAP BOOK 57 PAGE 61 RECORDED FEBRUARY 9, 2023 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Building setback lines, easements, and restrictions as shown on the Final Plat of Boone Subdivision recorded in Map Book 57 Page 61 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

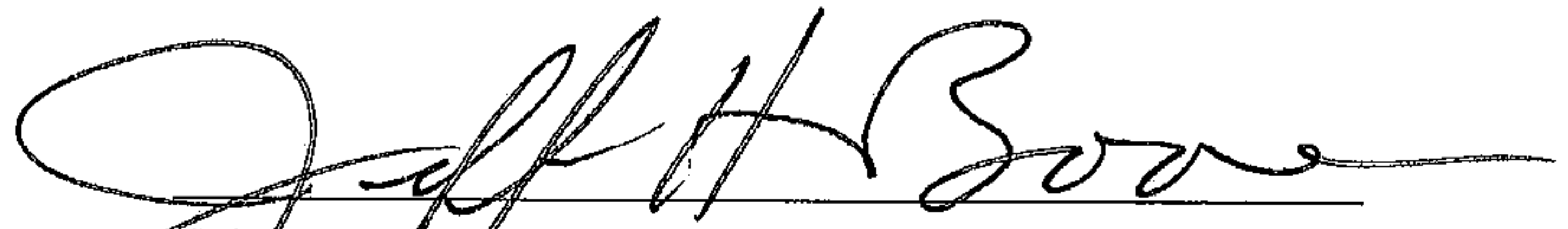
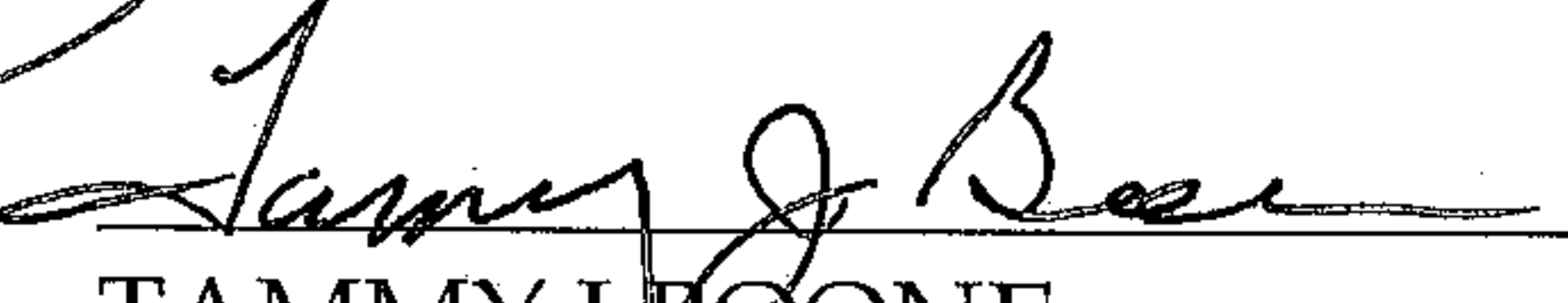
NOTE: \$136,325.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Instrument No. 20100323000089390.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 14th day of July, 2023.

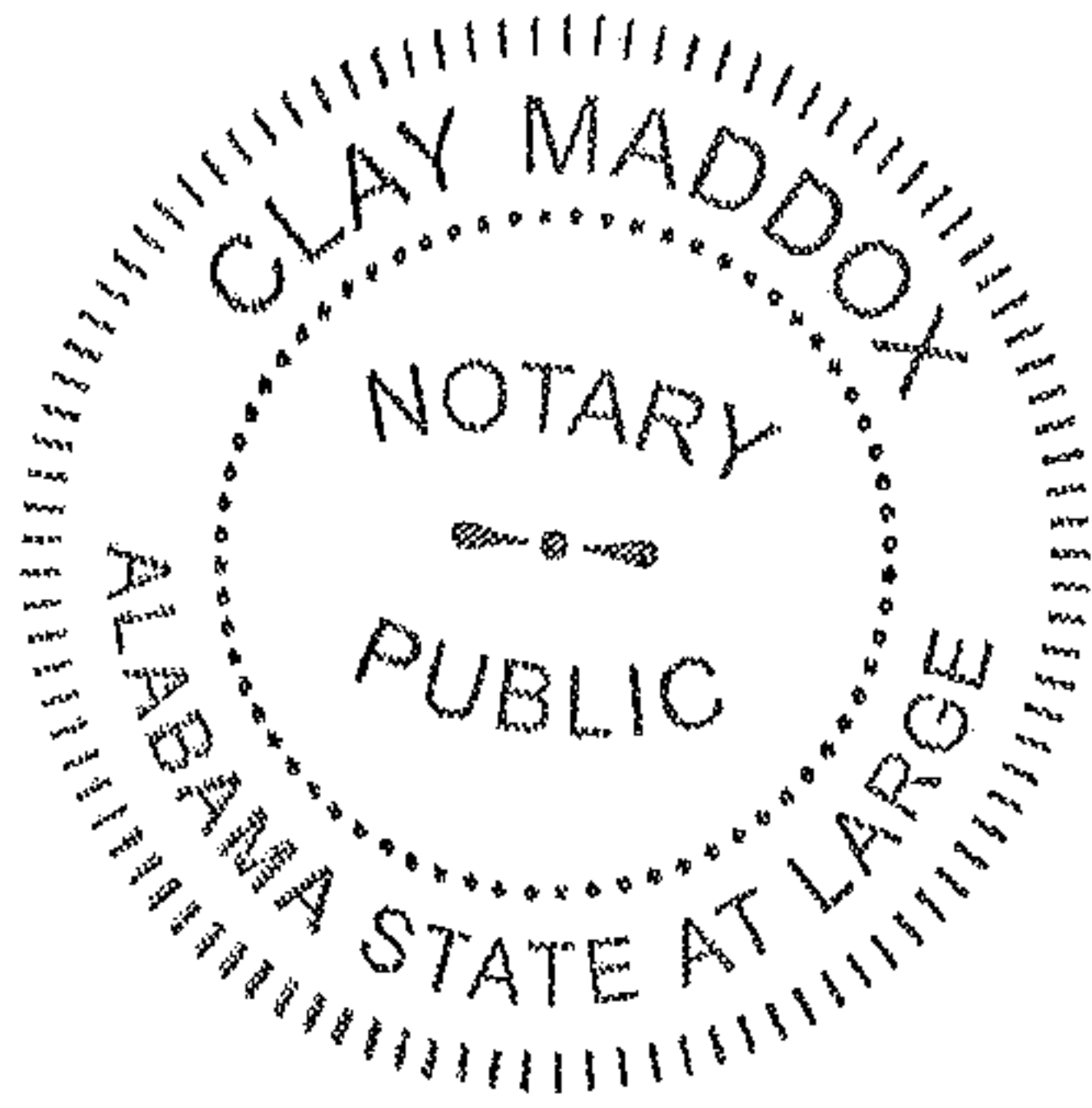

JEFF H BOONE

TAMMY J BOONE

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **JEFF H BOONE and TAMMY J BOONE** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2023.



A handwritten signature, likely of the Notary Public, written in dark ink above the notary's name.

NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:

190 Silver Loop
Columbiana, AL
35051

Address of Grantor:

435 11th Ave
Pleasant Grove, AL

Property Address:

190 Silver Loop
Columbiana, AL 35051

Real Value: \$143,500.00



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

07/14/2023 02:17:20 PM

\$35.50 JOANN

20230714000211090

Allen S. Bayl