

This Form Prepared By / Recording requested by:
Geoffrey K. Middleton
Middleton Law Firm, PLLC
(256) 427-2760
303 Williams Avenue Southwest, Suite 931
Huntsville, AL 35801

File Number: 23-252



20240404000094290 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
04/04/2024 11:57:59 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00), and other good and valuable considerations, this day paid to **Curtis D. Boothe and Rosemary M. Boothe, husband and wife**, of **126 Lakewood Lane, Columbiana, AL 35051** (henceforth referred to as "Grantor"), the receipt of which is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto **Frank Hinds, a single man**, of **4604 Hollow Lane, Helena, AL 35080** (henceforth referred to as "Grantee"), in fee simple, the following described real estate located at **4604 Hollow Lane, Helena, AL 35080**:

Lot 5, in Block 6, according to the Map and Survey of Plantation South, Third Sector, Phase I, as recorded in Map Book 11, Page 88, in the Probate Office of Shelby County, Alabama.

*Source of Title: Instrument Number 20071203000547360 in the
Office of the Judge of Probate of Shelby County, Alabama.*

*\$245,471.00 of the purchase price recited herein was paid from the proceeds of a
mortgage loan closed simultaneously herewith.*

TO HAVE AND TO HOLD the tract or parcel of land above described, together with all the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for ad valorem taxes which became due and payable on October 1, 2024, restrictions, building set-back lines, and easements as shown of record, if any; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 04/04/2024
State of Alabama
Deed Tax: \$5.00



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IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal this 15 day of March, 2024.

Curtis D. Boothe

Rosemary M. Boothe

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Curtis D. Boothe and Rosemary M. Boothe whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2024.

Notary Public

My Commission Expires:

My Commission Expires 5/28/24

