

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

---

STATE OF ALABAMA  
County of Shelby  
Presents:

Send Tax Notice To:  
Angela James, Michael D. James, and Kayli James  
PO BOX 901, ALEXANDER CITY AL 35011

THAT IN CONSIDERATION OF TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEES hercin, the receipt whereof is acknowledged, we, Randall Boswell, III , a MARRIED. \_ person (herein referred to as grantors) do grant, bargain, sell and convey unto Angela James, Michael D. James, and Kayli James (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 17, according to a Re-Survey of Lots 8 through 20 of the amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 21, Page 53, in the Probate Office of Shelby County, Alabama, Situated in Shelby County, Alabama.**

Subject to Easements, Restrictions and rights of way of record.

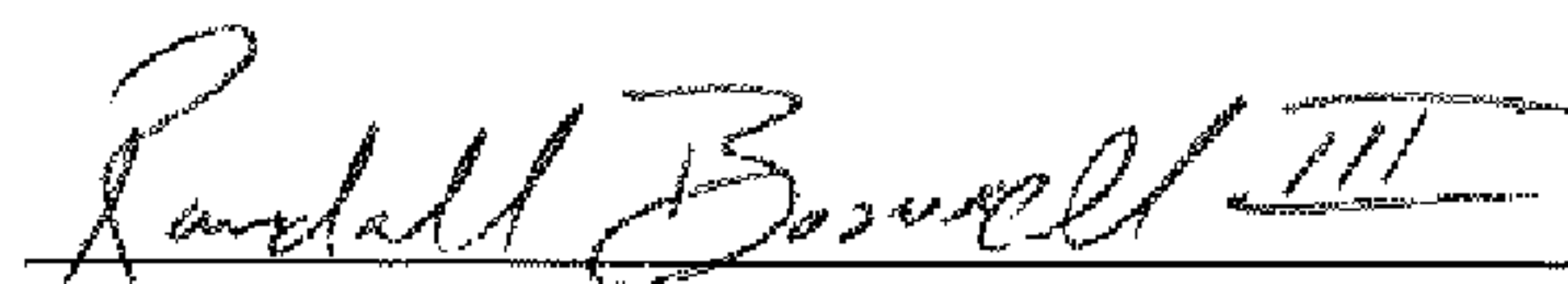
Subject to Mineral and Mining rights of record.

This is not the Homestead of the above Grantor nor his spouse

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 7<sup>th</sup> day of June 2024

  
\_\_\_\_\_  
Randall Boswell III


\_\_\_\_\_

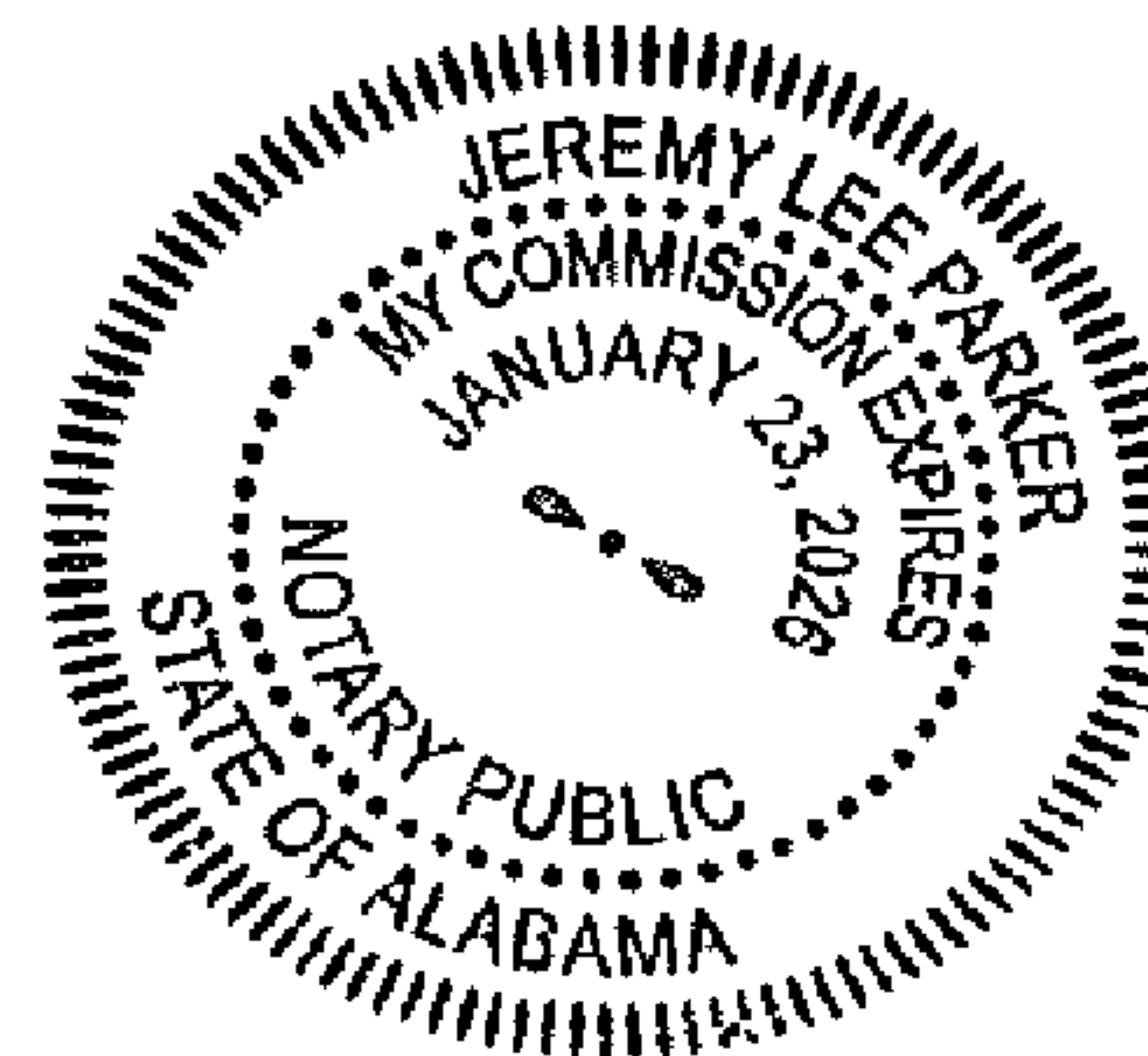
STATE OF **Alabama**  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Randall Boswell III whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of June, 2024

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1320 Alford Ave Ste 102  
Birmingham, AL 352226

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



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

Grantor's Name	Randall Boswell, III	Grantee's Name	Angela James, Michael D. James and Kayli James
Mailing Address	113 Shoal Lane Montevallo, AL 35115		PO BOX 901 ALEXANDER CITY AL 35011
Property Address	113 Shoal Lane Montevallo, AL 35115	Date of Sale	June 7, 2024
		Total Purchase Price	\$225,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

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 to  
☒ 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: 06/07/2024

(verified by)

Print: Randall Boswell III  
 Sign: *Randall Boswell III*  
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/11/2024 10:47:47 AM**  
**\$254.00 BRITTANI**  
**20240611000173460**

*Allen S. Bayl*