

Send Tax Notice to:

Nathan Fields and Yasmine Fields

1131 Cameron Cove Cir
Leeds, AL 35094

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-3785

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY NINE THOUSAND AND 00/100 (\$259,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

The Boling Living Trust dated 7-27-2020 (herein referred to as "Grantor," whether one or more), whose mailing address is

3900 Pine Lake Rd #130 Lincoln, NE 68516

by **Nathan Fields and Yasmine Fields (herein referred to as "Grantee," whether one or more),** whose mailing address is

1131 Cameron Cove Circle, Leeds, AL 35094

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **315 Ivy Hills Circle, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$254,308.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 08 day of July, 2024.

The Boling Living Trust dated 7-27-2020

By: Gretchen L. Boling
Gretchen L. Boling, Trustee

State of Nebraska
County of Lancaster

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gretchen L. Boling**, whose name(s) as **Trustee(s)** of **The Boling Living Trust dated 7-27-2020**, ~~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, he ~~she~~ they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s)** of **The Boling Living Trust dated 7-27-2020**, on the day the same bears date.

Given under my hand and official seal this 8 day of July, 2024.

Douglas Wagner
Notary Public

Douglas Wagner
Printed Name

My Commission Expires: 09/12/2027

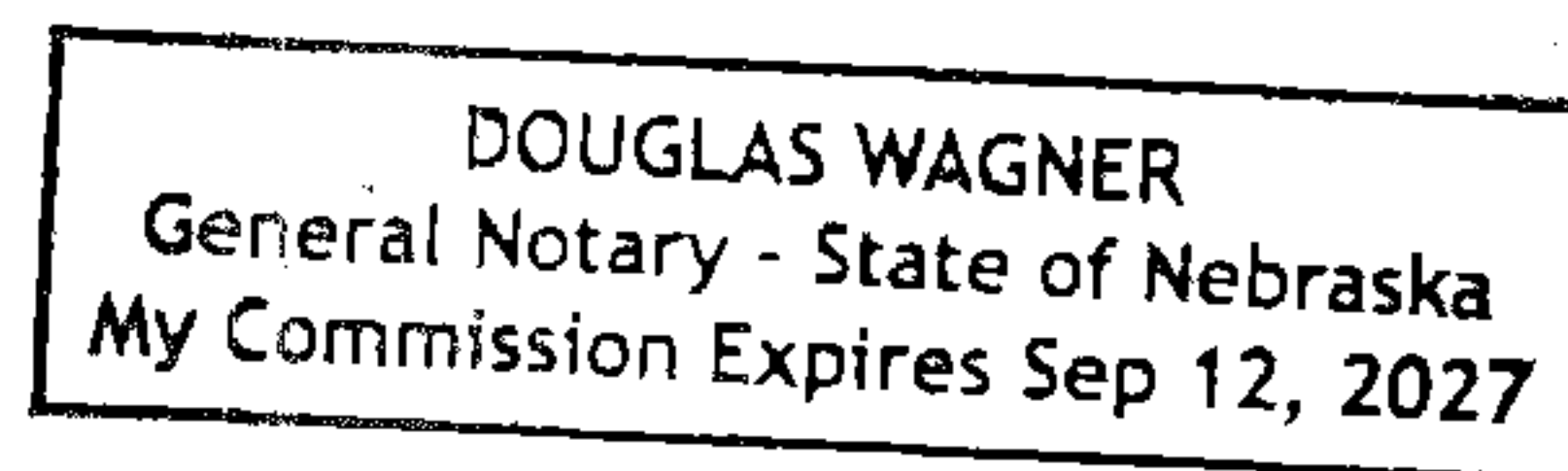


EXHIBIT A

Property 1:

Lot 28, according to the Survey of Old Ivy Subdivision, Phase 2, as recorded in Map Book 36 page 6 A & B, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2024 03:33:38 PM
\$33.00 BRITTANI
20240709000207600

Alvin S. Bayl