

Send Tax Notice to:  
Floyd Lee Shackelford, Jr  
117 Magnolia Circle  
Columbiana, AL 35051

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-24-6229

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) 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 **Ashton Boone and Jeremy Boone, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

7557 Weems Lane, Pinson, AL 35126

by **Floyd Lee Shackelford, Jr (herein referred to as "Grantee")**, whose mailing address is

117 Magnolia Circle, Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **117 Magnolia Circle, Columbiana, AL 35051**, 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.

**Ashton Boone is one and the same person as Ashton Jones.**

**\$252,525.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/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 6<sup>th</sup> day of August, 2024

Ashton Boone

Ashton Boone

Jeremy Boone

Jeremy Boone

STATE OF ALABAMA  
COUNTY OF JEFFERSON

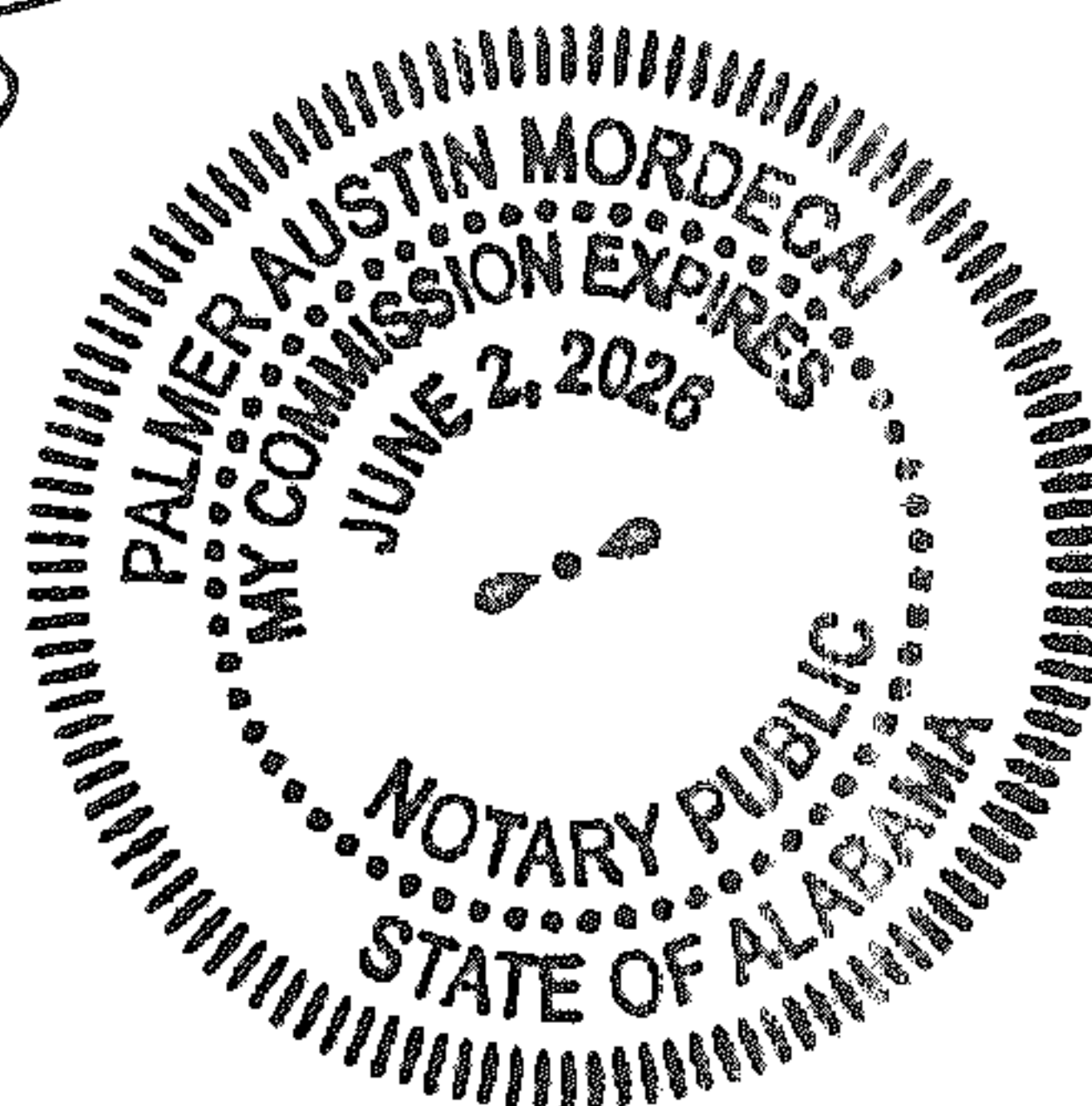
I, the undersigned Notary Public in and for said County and State, hereby certify that Ashton Boone and Jeremy Boone whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of August, 2024.

Palmer Austin Mordecai

Notary Public

My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 26, according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/08/2024 10:06:06 AM**  
**\$29.00 PAYGE**  
**20240808000246340**

*Allen S. Bayl*