



20240916000287160 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
09/16/2024 10:25:40 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223		Send Tax Notice To: Michael D. Hill Leticia Leandro Rade 316 Shelby Farms Lane Alabaster, AL 35007
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STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED AS JOINT  
TENANTS WITH RIGHTS OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Twenty Seven Thousand and No/100 Dollars (\$327,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Dennis Mitchell Boslaugh** and **Christina R. Boslaugh**, husband and wife (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael D. Hill and Leticia Leandro Rade** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Legal Description attached hereto and made a part hereof as Exhibit "A"

Subject to:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration 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 and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said real estate; and that GRANTOR will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, They have hereunto set their hands and seals, this  
2<sup>nd</sup> day of August, 2024.

Dennis Mitchell Boslaugh

Dennis Mitchell Boslaugh

Christina R. Boslaugh

Christina R. Boslaugh

✓ THE STATE OF MS }  
Madison COUNTY.

I, the undersigned, Elease S. Anderson, a Notary Public, in and for said State  
MS, hereby certify that Dennis Mitchell Boslaugh whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2<sup>nd</sup> day of August, 2024.

✓ Elease S. Anderson  
Notary Public

✓ THE STATE OF MS }  
Madison COUNTY.

I, the undersigned, Elease S. Anderson, a Notary Public, in and for said State

MS, hereby certify that Christina R. Boslaugh whose names is 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2<sup>nd</sup> day of August, 2024.

✓ Elease S. Anderson  
Notary Public

MR-SR-730160

This instrument was prepared by:

Joan M. Brady  
449 Taft Avenue  
Glen Ellyn, IL 60137

LEGAL DESCRIPTION



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Lot 5, according to the amended plat Shelby Farms Subdivision, as recorded in Map Book 46,  
Page 5, in the Probate Office of Shelby County, Alabama.



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Dennis Mitchell Boslaugh and Christina R. Boslaugh	Grantee's Name	Michael D. Hill Leticia Leandro Rade
Mailing Address	<u>X 316 Shelby Farms Ln</u> <u>X Alabaster, AL 35007</u>	Mailing Address	<u>316 Shelby Farms Lane</u> <u>Alabaster, AL 35007</u>
Property Address	<u>316 Shelby Farms Lane</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>September 13, 2024</u>
		Total Purchase Price	<u>\$ 327,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other



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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 Settlement Date

Unattested

(verified by)

Print

Sign

Dennis Boslaugh  
X Christina Boslaugh  
X Christina Boslaugh  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1