


SEND TAX NOTICE TO:
Daniel Vincent Muntner and Sandra Ann Muntner
1603 Morning Sun Circle
Birmingham, AL 35242

This instrument prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226


20180507000155000 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
05/07/2018 12:12:49 PM FILED/CERT

WARRANTY DEED

State of Alabama)

) KNOW ALL MEN BY THESE PRESENTS:

Shelby County)

That in consideration of **One Hundred Thousand Dollars and Zero cents (\$100,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Stacie L. Boackle, and husband Michael L. Boackle** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Daniel Vincent Muntner and Sandra Ann Muntner** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Unit 1603, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc, is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

COMMONLY KNOWN AS 1603 MORNING SUN CIRCLE, BIRMINGHAM, AL 35242

Subject to ad valorem taxes for the years 2018, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$75,000.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

This property is not the homestead of either of the grantors or of their respective spouses.

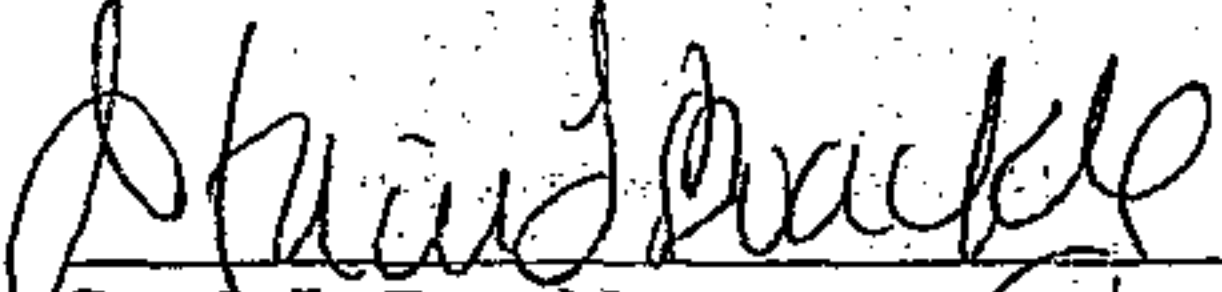
TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

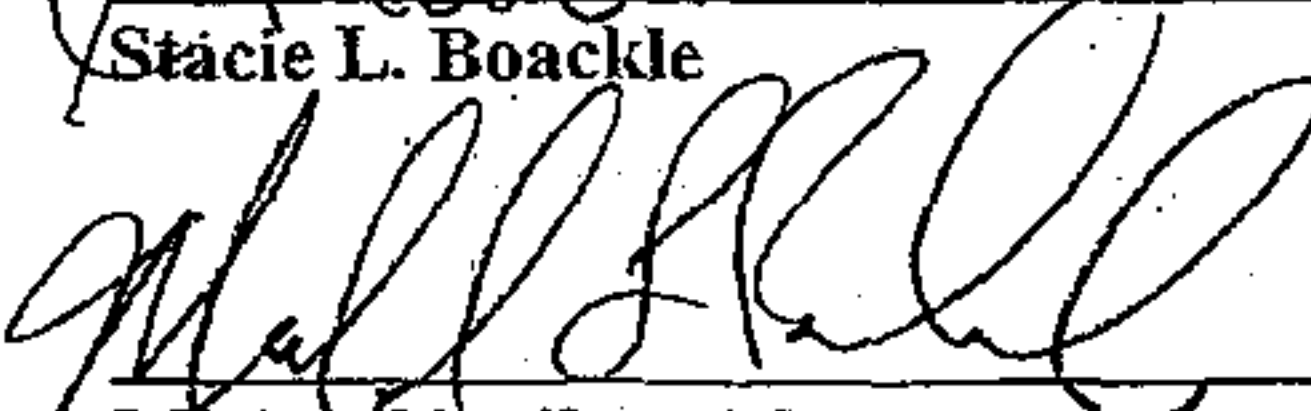
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

Shelby County, AL 05/07/2018
State of Alabama
Deed Tax: \$100.00

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this the 27th day of April, 2018.

20180507000155000 05/07/2018 12:12:49 PM DEEDS 2/3


 _____ (SEAL)
 Stacie L. Boackle


 _____ (SEAL)
 Michael L. Boackle

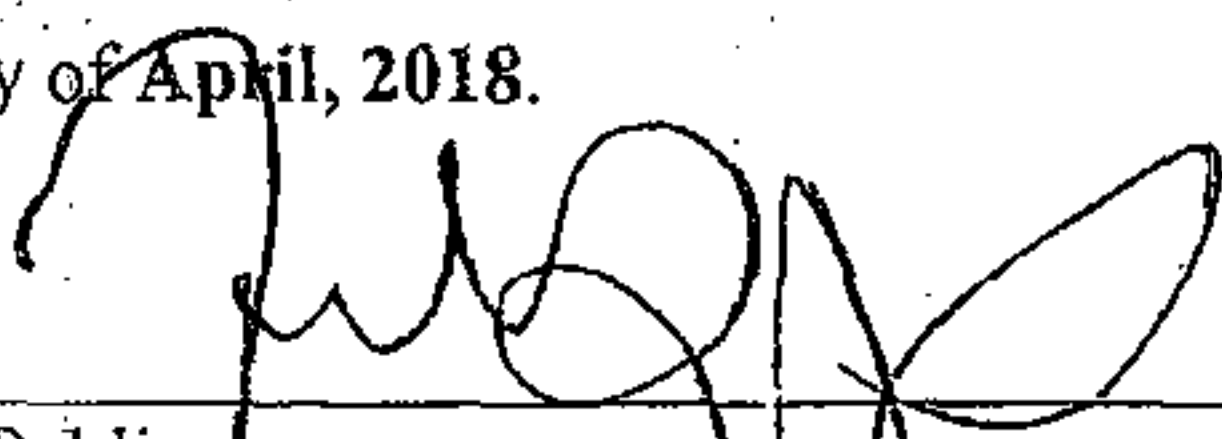
State of Alabama)
)
 Shelby County)

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Stacie L. Boackle** and **Michael L. Boackle**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the 27th day of April, 2018.

(SEAL)



 Notary Public
 My Commission Expires: 3/14/19

FILE NO: 2018099

FRANK STEELE JONES
 Notary Public, Alabama State At Large
 My Commission Expires March 14, 2019



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 Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Stacie L. Boackle and Michael Boacke
Mailing Address 500 Southland Dr
Hoover, AL 35226

Grantee's Name Daniel Vincent Muntner and Sandra Ann Muntr
Mailing Address 1603 Morning Sun Circle
Birmingham, AL 35242

Property Address

Date of Sale 4/27/18
Total Purchase Price \$ 100,000.00
or
Actual Value \$

20180507000155000 05/07/2018 12:12:49 PM DEEDS 3/3 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
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 4/27/18

Print Suzanna Brooke Deaton

Unattested

Sign Suzanna Brooke Deaton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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[Signature]