

WARRANTY DEED

Send tax notice to:

David R. Boughton
Dianne L. Boughton
136 Oaklyn Hills Dr.
Chelsea, AL 35043

✓ THE STATE OF ALABAMA,
Shelby COUNTY.

(\$205,000.00) Two

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Hundred Five Thousand DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Craig Cowart and Sharyl S. Cowart Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto David R. Boughton & Dianne L. Boughton* (herein referred to as GRANTEE(S), their

heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

** Douglas Craig Cowart and Sharyl Lee Cowart are one and same as Craig Cowart and Sharly S. Cowert, grantees in deed recorded in Instrument #2000-15507 ** *as joint tenants with right of survivorship.

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) their heirs and assigns FOREVER.

And GRANTOR do(es) covenant with the said GRANTEE(S), their heirs and assigns, that Grantors are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that they has(have) a good right to sell and convey the same to the said GRANTEE(S) their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal s, this 30th day of October 2012.

WITNESS:

[Signature]
[Signature]

\$105,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

[Signature] (L.S.)
Craig Cowart by Morreale Real Estate Services, Inc. by Sheryl J. Nash,
Attorney in Fact

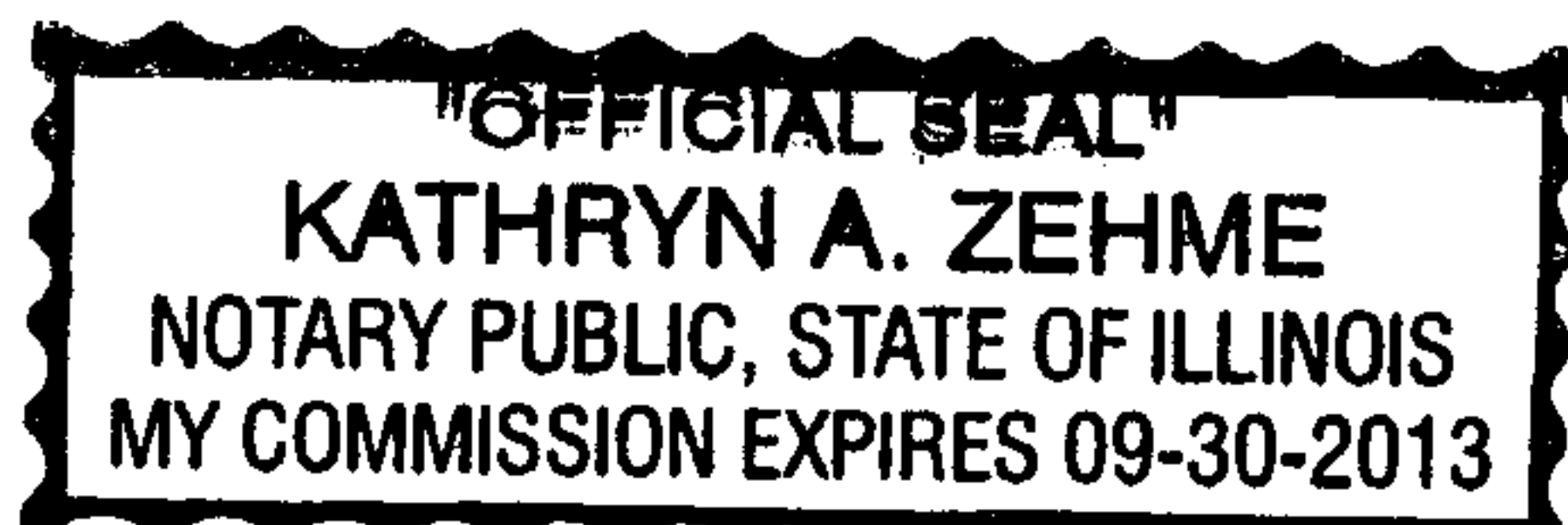
[Signature] (L.S.)
Sharyl S. Cowart by Morreale Real Estate Services, Inc. by Sheryl J.
Nash, Attorney in Fact

(L.S.)

✓ THE STATE OF Illinois
DuPage COUNTY.

I, the undersigned, Kathryn A Zehme, a Notary Public, in and for said State Illinois, hereby certify that Sheryl J. Nash, Attorney in Fact for Craig Cowart and Sharyl S. Cowart Husband and wife 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 20 12



[Signature]
Notary Public

FOR RECORDING ONLY



20121105000423170 1/4 \$121.00
Shelby Cnty Judge of Probate, AL
11/05/2012 11:13:23 AM FILED/CERT

MR-BR-10310-00382

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

Shelby County, AL 11/05/2012
State of Alabama
Deed Tax: \$100.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 10, according to the Survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, Page 50 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Douglas Craig Cowart and Sharyl Lee Cowart are one and the same as Craig Cowart and Sharyl S. Cowart.



20121105000423170 2/4 \$121.00
Shelby Cnty Judge of Probate, AL
11/05/2012 11:13:23 AM FILED/CERT

WARRANTY DEED

FROM

Craig Cowart and Sheryl S. Cowart

TO

David R. Boughton

Dianne L. Boughton


20121105000423170 3/4 \$121.00
Shelby Cnty Judge of Probate, AL
11/05/2012 11:13:23 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Craig Cowart</u> <u>Sharyl S. Cowart</u>	Grantee's Name	<u>David R. Boughton</u> <u>Dianne L. Boughton</u>
Mailing Address	<u>c/o Brookfield Global</u> <u>1250 W. Sam Houston Pkwy. #500</u> <u>Houston, TX 77042</u>	Mailing Address	<u>136 Oaklyn Hills Dr.</u> <u>Chelsea, AL 35043</u>
Property Address	<u>136 Oaklyn Hills Dr.</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>October 31, 2012</u>
		Total Purchase Price	<u>\$ 205,000.00</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	☐ 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 _____

Print David R. Boughton and Dianne L. Boughton

☐ Unattested

Sign

David R. Boughton
Dianne L. Boughton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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