


This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Martin Alexander Novak  
12 Brush Creek Farm  
Columbiana, AL 35051

**WARRANTY DEED**

  
20130206000054100 1/2 \$58.00  
Shelby Cnty Judge of Probate, AL  
02/06/2013 03:34:38 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Four Hundred Thirty Thousand And No/100 Dollars (\$430,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Janet E. Boss, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Martin Alexander Novak and Monica Saenz Novak (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 12, according to the Survey of Brush Creek Farms, as recorded in map Book 8, Page 89, in the Office of the Probate Judge of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Forty-Four Thousand And No/100 Dollars (\$344,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.


Forty-Three Thousand And No/100 Dollars (\$43,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Janet E. Boss is the surviving Grantee in that certain Deed recorded at Instrument # BK: 346, Pg: 405 H. Raymond Boss having died on or about October 27, 1996.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on January 31, 2013.

  
Janet E. Boss

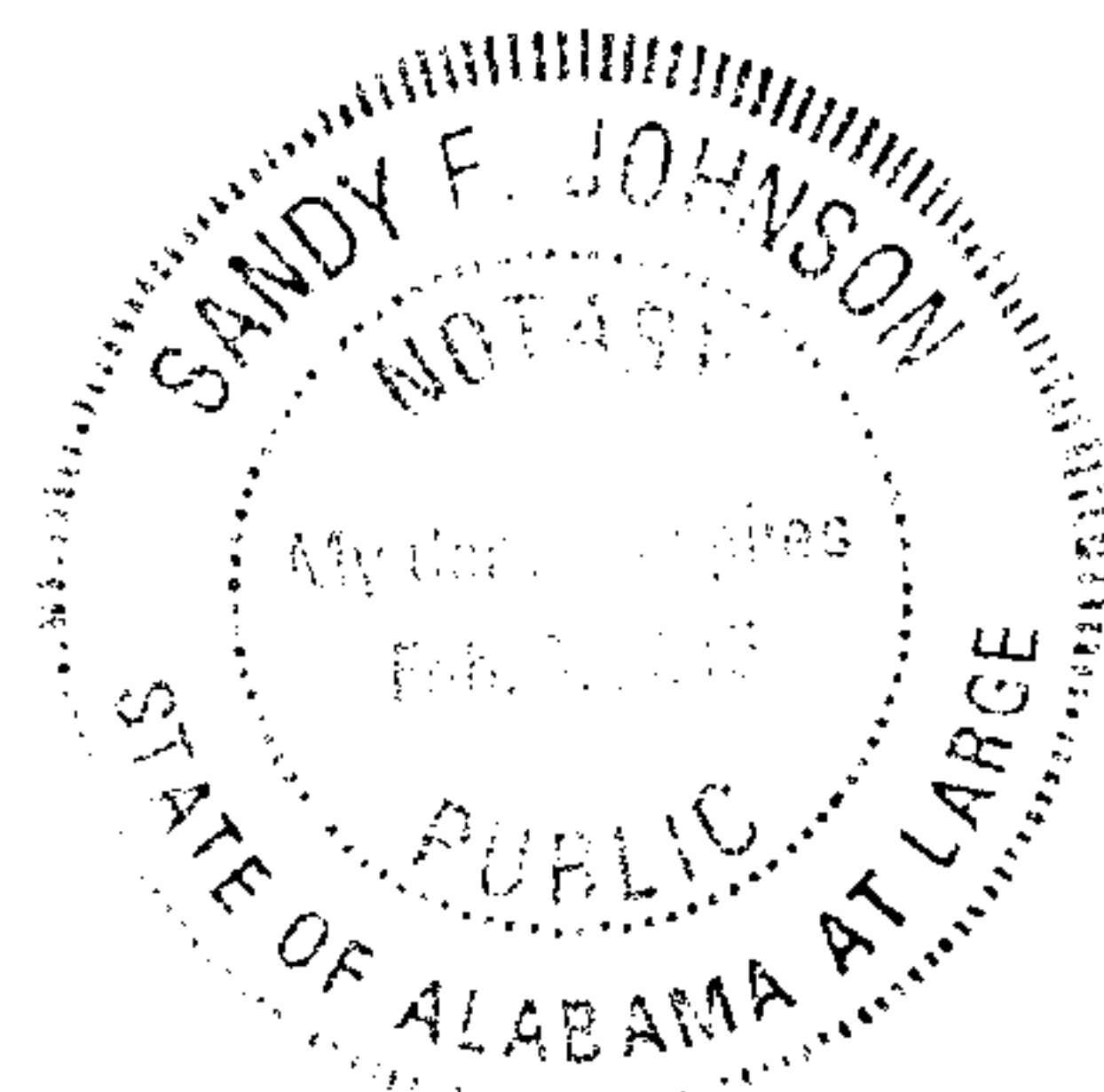
Shelby County, AL 02/06/2013  
State of Alabama  
Deed Tax: \$43.00

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet E. Boss, whose name 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 31st day of January, 2013.

  
Notary Public  
Commission Expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Janet E. Boss and Janet E. Boss	Grantee's Name	Martin Alexander Novak
Mailing Address	12 Brush Creek Farm Columbiana, AL 35051	Mailing Address	2025 Arbor Hill Parkway Hoover, AL 35244
Property Address	12 Brush Creek Farm Columbiana, AL 35051	Date of Sale	February 1, 2013
		Total Purchase Price	\$430,000.00
		or	
		Actual Value	\$ _____
		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  
 Sales Contract  
 Closing Statement  
 Appraisal  
 Other: \_\_\_\_\_

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 - Janet E. Boss and Janet E. Boss, 12 Brush Creek Farm, Columbiana, AL 35051.

Grantee's name and mailing address - Martin Alexander Novak, 2025 Arbor Hill Parkway, Hoover, AL 35244.

Property address - 12 Brush Creek Farm, Columbiana, AL 35051

Date of Sale - February 1, 2013.

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: February 1, 2013

Sign *Larry Lee Ann Bailey*  
Agent



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