

This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia, Alabama 35243

Send Tax Notice To:  
Jennie K. Boyd  
1173 Inverness Cove Way  
Birmingham, AL 35242

### WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Seventy-Nine Thousand and 00/100 Dollars (\$179,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

**Jordan W. Anderson and Noelle C. Anderson, Husband and Wife**

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

**Jennie K. Boyd**

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 83A, according to the Survey of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A&B, in the Probate Office of Shelby County, Alabama.**

Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.

**\$175,757.00** of the consideration was paid from a mortgage loan closed simultaneously herewith.

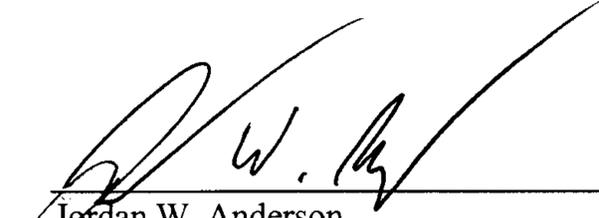
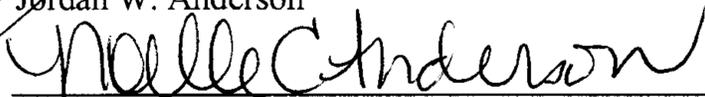
**TO HAVE AND TO HOLD** unto the said GRANTEE, her heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have hereunto set their signatures and seals, this the 24<sup>th</sup> day of May, 2013.

Shelby County, AL 05/31/2013  
State of Alabama  
Deed Tax: \$3.50

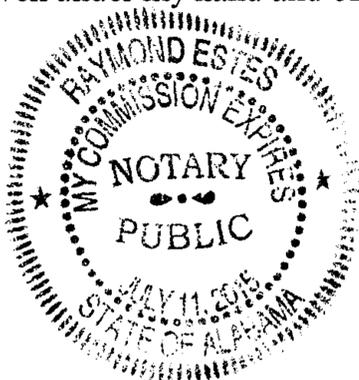
  
\_\_\_\_\_  
Jordan W. Anderson  
  
\_\_\_\_\_  
Noelle C. Anderson

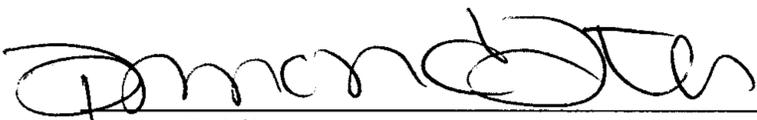
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

  
20130531000222510 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
05/31/2013 10:52:58 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan W. Anderson and Noelle C. Anderson, whose name(s) 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 24<sup>th</sup> day of May, 2013.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5/11/15

# Real Estate Sales Validation Form

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

Grantor's Name: Jordan W. Anderson  
Noelle C. Anderson

Grantee's Name: Jennie K. Boyd

Mailing Address: 1173 Inverness Cove Way  
Birmingham, AL 35242

Mailing Address: 1200 Somerby Drive Apt338  
Mobile, AL 36695

Property Address: 1173 Inverness Cove Way  
Birmingham, AL 35242

Date of Sale: 5/24/13

Total Purchase Price: \$ 179,000.00

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 - 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 is 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 on 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 § 40-22-1 (h).

Date: 5-24-13

Print Name: Jordan W. Anderson

Signature: [Signature]

Grantor  Grantee  Owner  Agent

Unattested \_\_\_\_\_

(Verified by)



20130531000222510 2/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
05/31/2013 10:52:58 AM FILED/CERT