


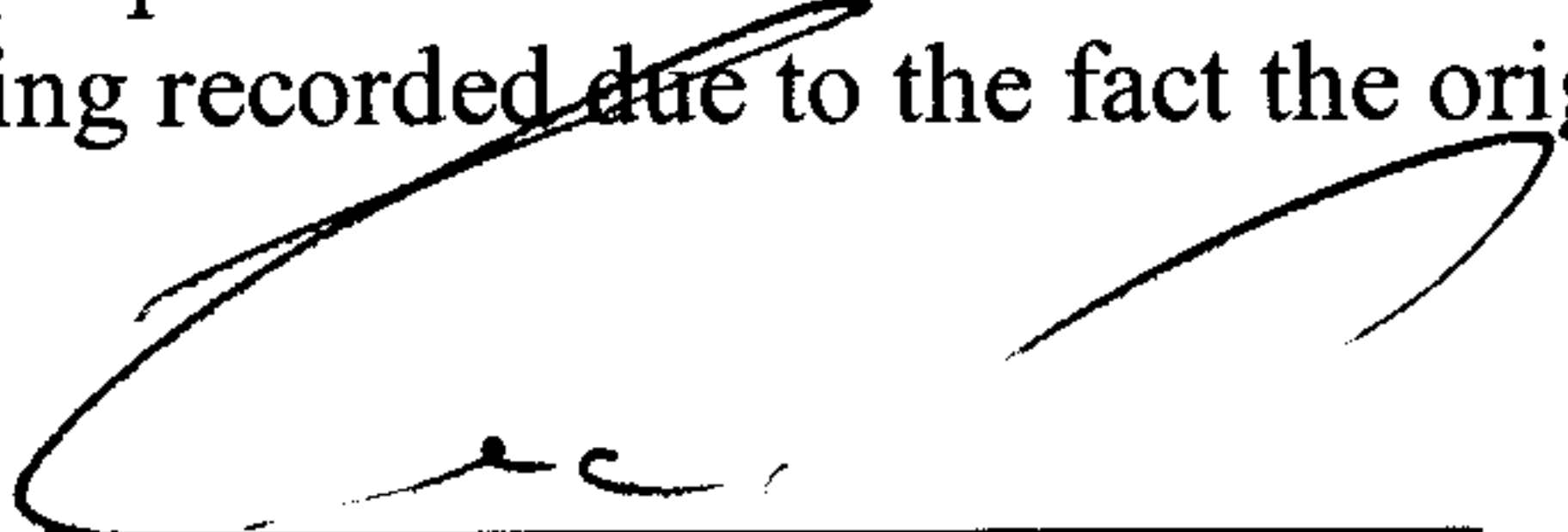
Prepared By:  
Debbie Leonard  
Executive Real Estate Group. LLC  
4898 Valleydale Road, Ste A-2  
Birmingham, AL 35242

### Affidavit

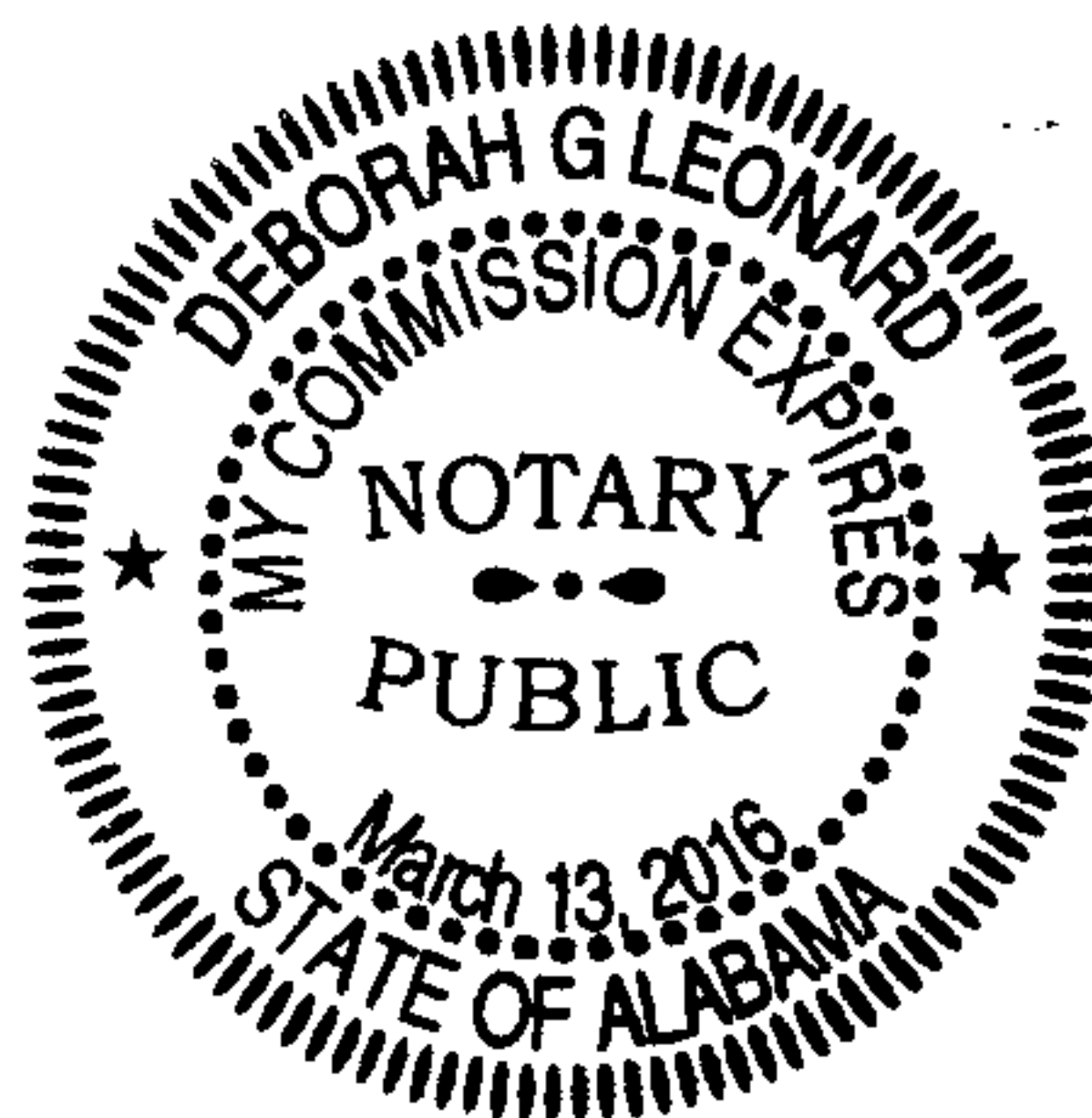
STATE OF ALABAMA  
COUNTY OF SHELBY

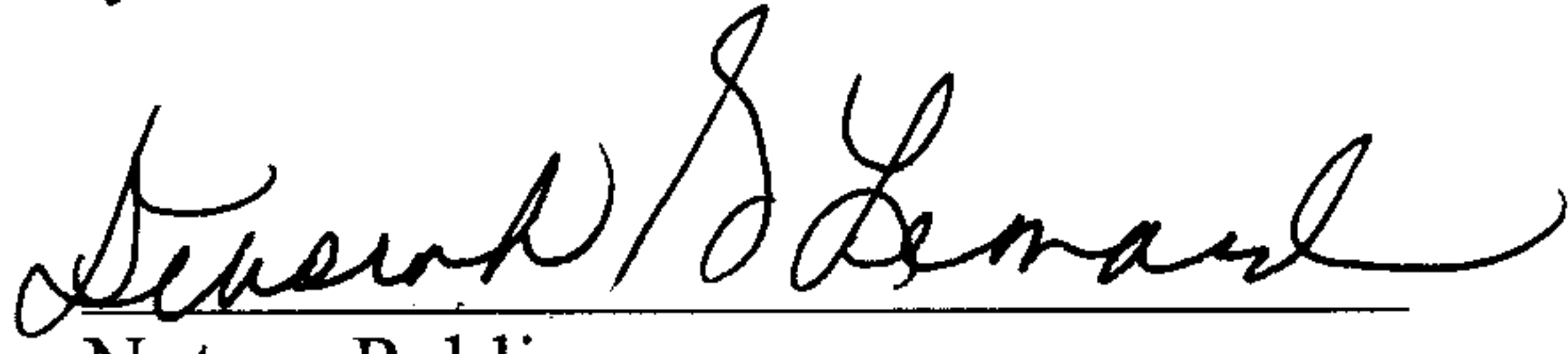
  
20131007000402360 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
10/07/2013 02:30:42 PM FILED/CERT

The purpose of this affidavit is to affirm that on that on the a copy of the Warranty Deed is being recorded due to the fact the original has been lost.

  
\_\_\_\_\_  
Charles D. Stewart, Jr.  
Attorney at Law

Sworn to and subscribed before me this 1<sup>st</sup> day of OCTOBER, 2013.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3.13.16

CERTIFIED TRUE AND CORRECT  
COPY OF THE ORIGINAL


*Charles D. Stewart, Jr.*  
CLOSING AGENT

Send tax notice to:  
**BOBBY AND FAYE BOYD**

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

  
20131007000402360 2/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
10/07/2013 02:30:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY-FOUR THOUSAND TWO HUNDRED THIRTY-SEVEN and 75/100 Dollars (\$84,237.75) in hand paid to the undersigned, TOTAL THERAPY PLUS, INC., AN ALABAMA CORPORATION (hereinafter referred to as "Grantor") by BOBBY AND FAYE BOYD, HUSBAND AND WIFE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

UNIT 163 IN CAMBRIAM WOOD CONDOMINIUM, LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO AS RECORDED IN MISC. BOOK 12, PAGE 87 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDED IN MISC. BOOK 13, PAGE 2; MISC BOOK 13, PAGE 4 AND MISC. BOOK 13 PAGE 344, IN SAID PROBATE OFFICE, TOGETHER WITH AN UNDIVIDED, 0111225 PERCENT INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, AS RECORDED IN MAP BOOK 6, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. AD VALOREUM TAX ID NO.(S) FOR 2012 ARE AS FOLLOWS: 58-10-02-0-993-081.070. PROPERTY HAS BEEN SOLD FOR TAXES AND MUST BE REDEEMED AND PAID CURRENT.
3. PROPER PAYMENT IN FULL OF MUNICIPAL AND/OR FIRE DUES ASSESSMENTS, IF ANY DUE.
4. PROPER PAYMENT AND SATISFACTION OF ANY DUES PAYABLE TO CAMBRIAN WOOD CONDOMINIUM ASSOCIATION.
5. SUBJECT TO ANY OUTSTANDING DUES PAYABLE TO NORTH SHELBY COUNTY LIBRARY.
6. SUBJECT TO ANY OUTSTANDING FIRE DISTRICT DUES PAYABLE TO APPLICABLE FIRE DISTRICT.

\$ OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN

TO HAVE AND TO HOLD unto the Grantees, it's heirs, executors, successors and assigns forever. And I do for myself and for heirs, executors, and administrators covenant with the said GRANTEE, it's successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid: that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, it's successors and assigns forever, against the lawful claims of all persons.



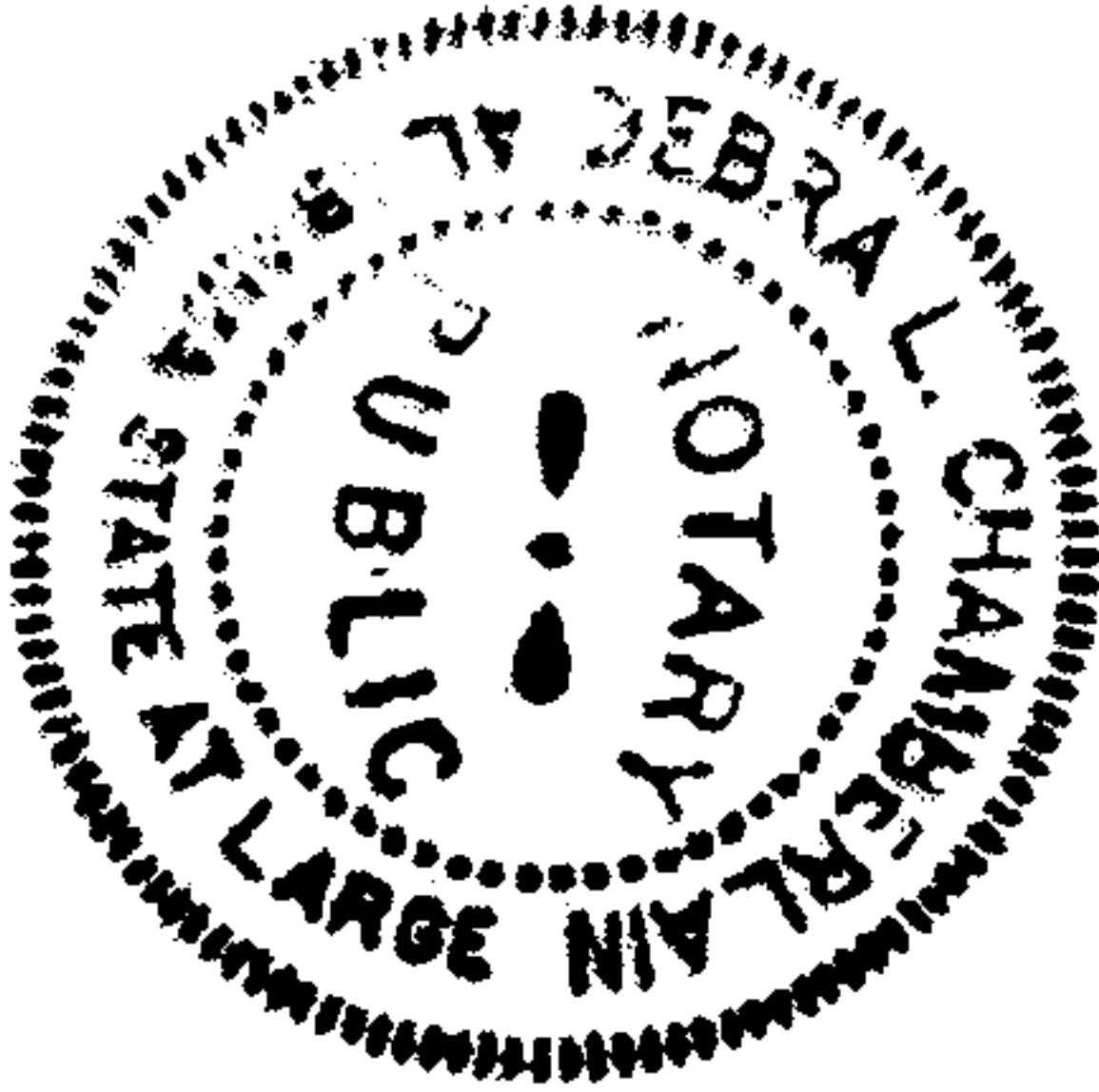
IN WITNESS WHEREOF, the said Grantor, Brevard G. "Rick" Rudisell, as  
President for TOTAL THERAPY PLUS, AN ALABAMA CORPORATION,  
and who is authorized to execute this conveyance, has hereunto set his signature and seal  
on this the 26 day of June, 2013.

Brevard G. "Rick" Rudisell  
President of Total Therapy Plus, Inc.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Brevard G. Rudisell, AS President OF TOTAL  
THERAPY PLUS, INC., AN ALABAMA CORPORATION, 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, as such officer and with full authority,  
executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 26 day of June, 2013.



Debra L. Chamberlain  
Notary Public  
Print Name: Debra L. Chamberlain  
Commission Expires: 1-19-14  
State of Alabama  
County Baldwin



20131007000402360 3/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
10/07/2013 02:30:42 PM 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 Total Therapy Plus  
Mailing Address 28465 Perida Beach Blvd  
Orange Beach FL 36561

Grantee's Name Bobby Boyd  
Mailing Address Faye Boyd  
163 Cambrian Way  
B'k AL 35226

Property Address 163 Cambrian Way  
B'k AL  
35226

Date of Sale 6-26-13  
Total Purchase Price \$ 84,237<sup>25</sup>

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20131007000402360 4/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
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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 - 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 6-26-13

Print Heather Nelson

☐ Unattested

Sign Heather Nelson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26 DAY OF June, 2013.

Shawn S. Leonard  
Notary Public

