


This instrument was prepared by:
R. David Allen, Jr.
Sprain Law Firm, P.C.
1707 29th Court South
Birmingham, AL 35209

Send tax notice to:
Billy and Donna Heath
148 Patriot Park
Montevallo, AL 35115


20131122000458280 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
11/22/2013 11:16:06 AM FILED/CERT

STATUTORY WARRANTY DEED
(JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 15th day of November, 2013, by BOEX, LLC, a Florida limited liability company (herein referred to as "Grantor") to Billy W. Heath and Donna J. Heath, as joint tenants with right of survivorship (herein referred to as "Grantee", whether one or more.)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FORTY THOUSAND DOLLARS AND No/100 (\$40,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged by Grantor, Grantor does grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama (the "Property"), more particularly described as follows:

Lots 128 and 129 according to the survey of Heritage Trace, Phase 3 as recorded in Map Book 39, Page 17 in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to all covenants, restrictions, building set back lines, rights-of-way, easements, and mining and mineral rights imposed of record and ad valorem property taxes for 2014, and later years, not yet due and payable.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.


TO HAVE AND TO HOLD to the Grantee, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by James M. DuRant, Jr., as Trustee of the Capitol Capital Irrevocable Trust dated January 12, 2011, its Manager, who is authorized to execute this conveyance, as of the date first written above.

GRANTOR:

BOEX, LLC, a Florida limited liability company

BY: The Capitol Capital Irrevocable Trust dated
January 12, 2011, its Manager


By: James M. DuRant, Jr.
Its: Trustee

STATE OF FLORIDA)
COUNTY OF LEON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James M. DuRant, Jr. whose name as authorized signatory and Trustee of The Capitol Capital Irrevocable Trust dated January 12, 201, as Manager of BOEX, LLC, a Florida limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, as such Authorized Signatory and with full authority,

Shelby County, AL 11/22/2013
State of Alabama
Deed Tax: \$40.00

executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2013.

Alana Romig
NOTARY PUBLIC

My Commission expires: _____



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Affidavit of Real Estate Sales Validation

The undersigned attorney, R. David Allen, Jr. does hereby warrant, represent and certify in favor of the State of Alabama and Shelby County that, in accordance with Ala. Code §40-22-1, the consideration stated in that certain warranty deed executed by the parties on November 15, 2013 represents the true and correct purchase price for the Property as evidenced by the following:

1. Real estate sales contract between the parties.
2. Closing Statement

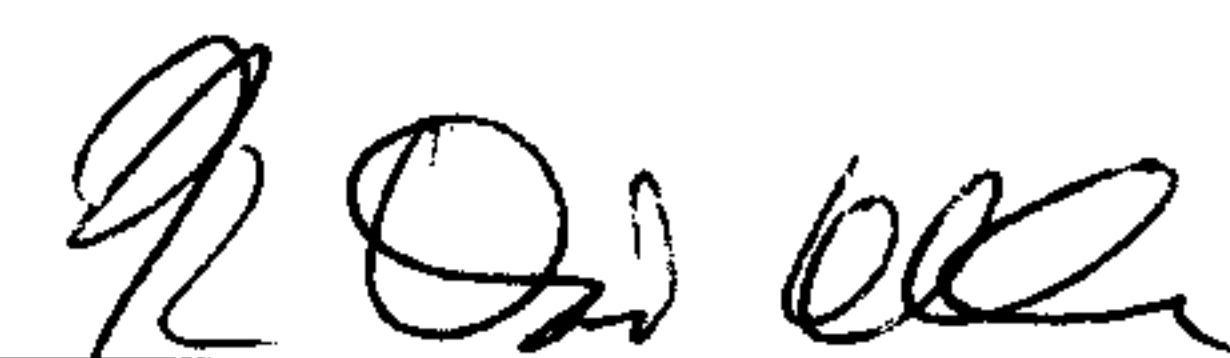
The undersigned further warrants, represents and certifies as follows:

1. The address of the property purchased and sold is: Lots 128 and 129 according to the survey of Heritage Trace, Phase 3 as recorded in Map Book 39, Page 17 in the Probate Office of Shelby County, Alabama.
2. The date of sale of the aforementioned property was November 15, 2013.
3. Grantor's address is 1407 Piedmont Drive East, Tallahassee, FL 32308.
4. Grantee's address is 148 Patriot Park, Montevallo, AL 35115.
5. The total purchase price for the property was \$40,000.00.


I attest, to the best of my/our knowledge and belief that the information contained in this document is true and accurate.

Date: November 15, 2013

 Unattested



R. David Allen, Jr., Attorney
Closing Agent


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