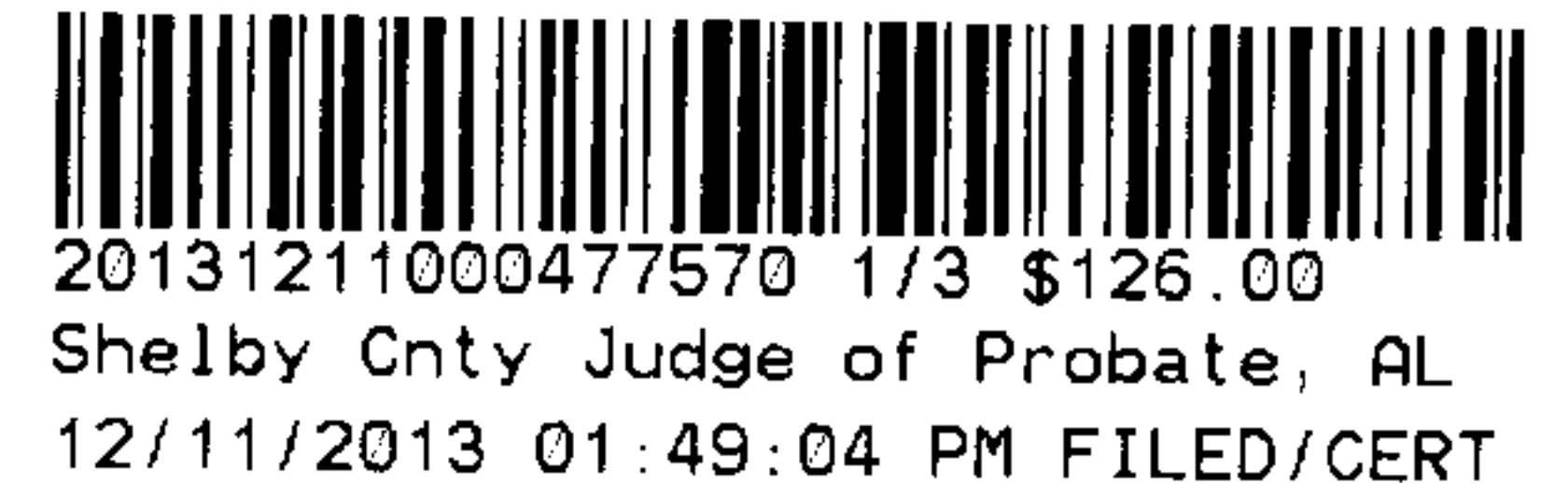


Send tax notice to:
Eulalia T. Brooks-Phyllis Brooks Seale Trust
c/o Phyllis B. Seale
714 McGwier Circle
Hoover, AL 35226
13-019

This instrument prepared by:
James R. Moncus, Jr.,
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA)
SHELBY COUNTY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Six Thousand and 00/100 Dollars (\$106,000.00), in hand paid to the undersigned, Pam Young Boyd and husband, Charles Henry Boyd, IV, (hereinafter referred to as the "Grantors") by Phyllis Brooks Seale, as Trustee of the Eulalia T. Brooks/Phyllis Brooks Seale Trust, as established November 30, 1998, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Final Plat of Wynfield Parc Phase One, as recorded in Map Book 27, Page 51, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantors herein described.

TO HAVE AND TO HOLD unto the Grantee, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 12/11/2013
State of Alabama
Deed Tax: \$106.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5th day of December, 2013.

Pam Young Boyd
Pam Young Boyd
Charles Henry Boyd, IV
Charles Henry Boyd, IV

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pam Young Boyd and husband, Charles Henry Boyd, IV, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2013.

James R. Moncus, Jr.
Notary Public - James R. Moncus, Jr.
My Commission expires: February 22, 2016

[NOTARIAL SEAL]


20131211000477570 2/3 \$126.00
Shelby Cnty Judge of Probate, AL
12/11/2013 01:49:04 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 Pam Young Boyd Grantee's Name Eulalia T. Brooks / Phyllis
 Mailing Address 107 Shine Drive Mailing Address Brooks Seale Family Trust
Pelham, AL 35124 714 McGwier Circle
Hoover, AL 35226

Property Address 107 Shine Drive Date of Sale 12/5/13
Pelham, AL 35124 Total Purchase Price \$ 106,000
 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 ☐ 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 (m).

Date 12/9/13

Print James R. Moncus, Jr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

