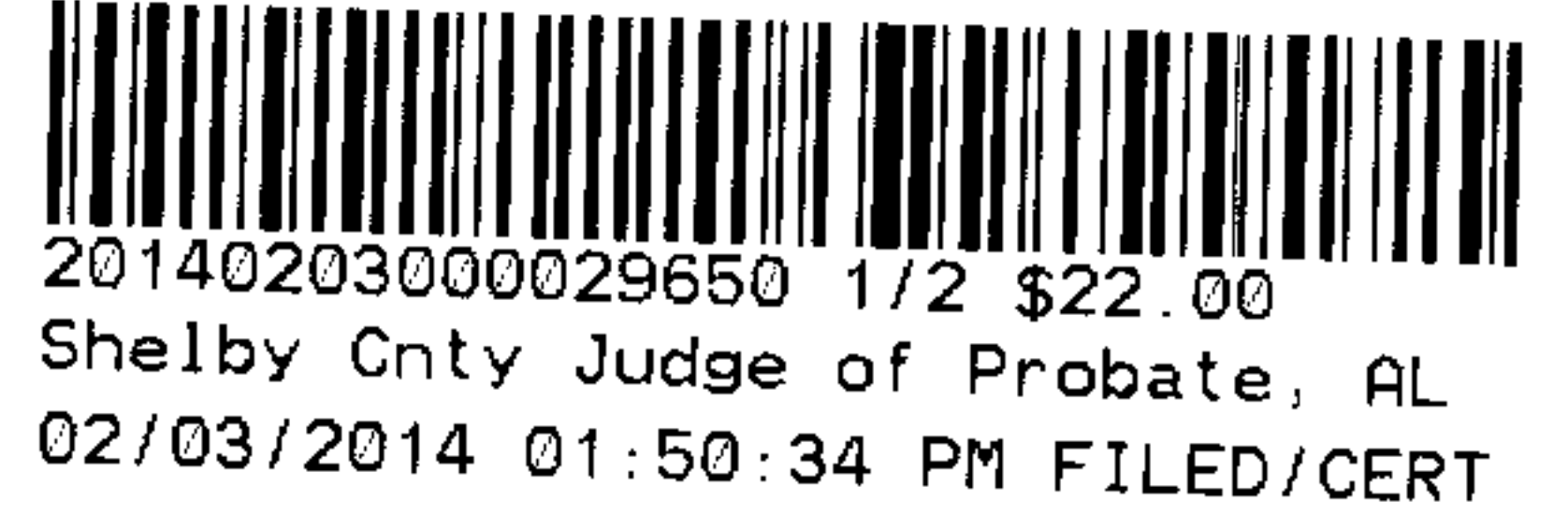


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
John T. Boykin
106 Hwy 402
Shelby, AL 35143



WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jason E. Bean, a married man and William E. Bean** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **John Thomas Boykin and Patricia Boykin Cox** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A part of Lot 4, Rice Acres Sector Two, Map Book 5, Page 87, being more particularly described as follows:

Begin at the NE corner of Lot 4, Rice Acres Sector Two, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 5, Page 87; thence run southwesterly along the East line of said lot 524.44' to the SE corner of said lot; thence turn an interior angle to the left of 115°44'51" and run westerly along the south line of said lot 21.80' to a point; thence turn an interior angle to the left of 62°08'47" and run northeasterly 534.27' to the point of beginning.

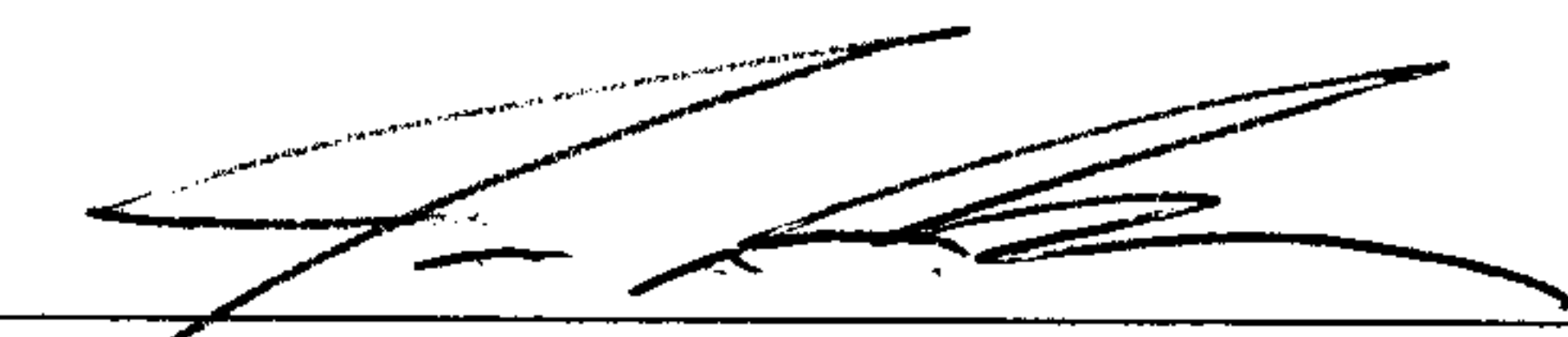
SUBJECT TO:

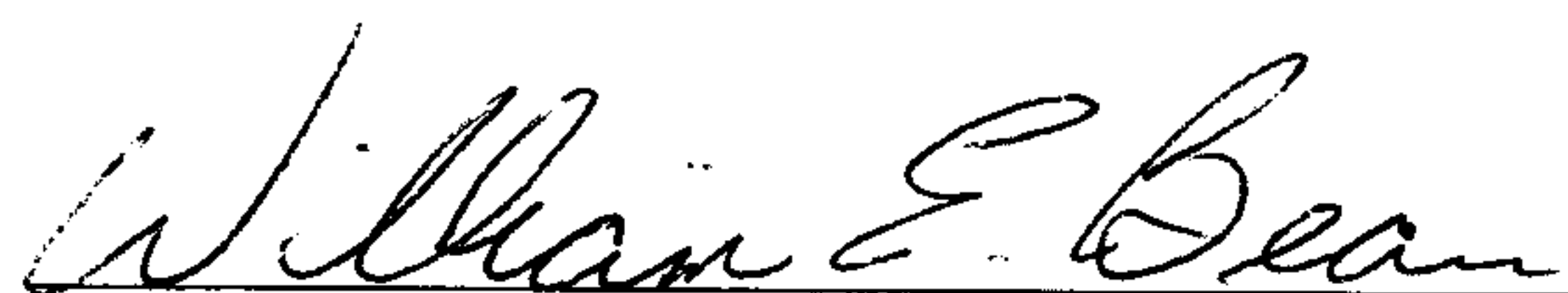
1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of January, 2014.

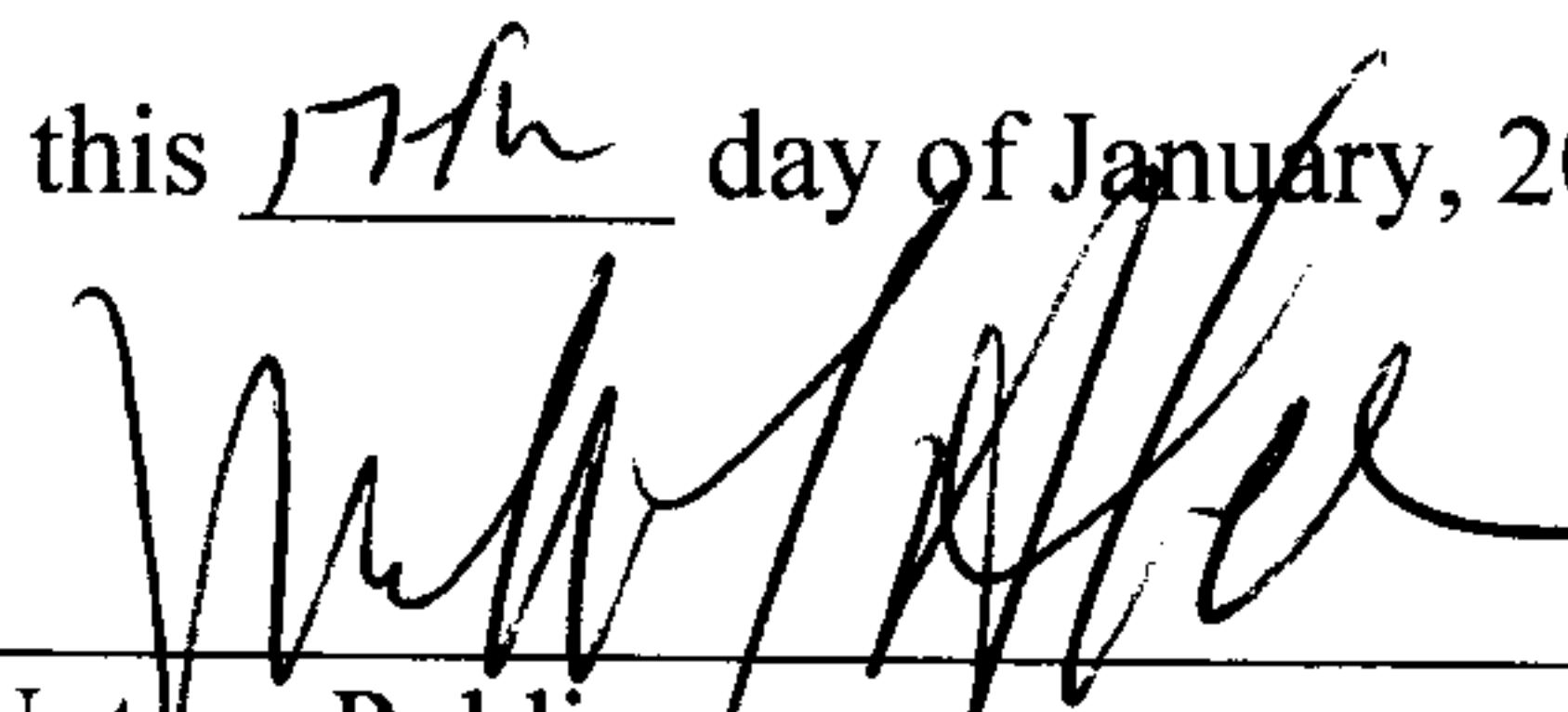

Jason E. Bean

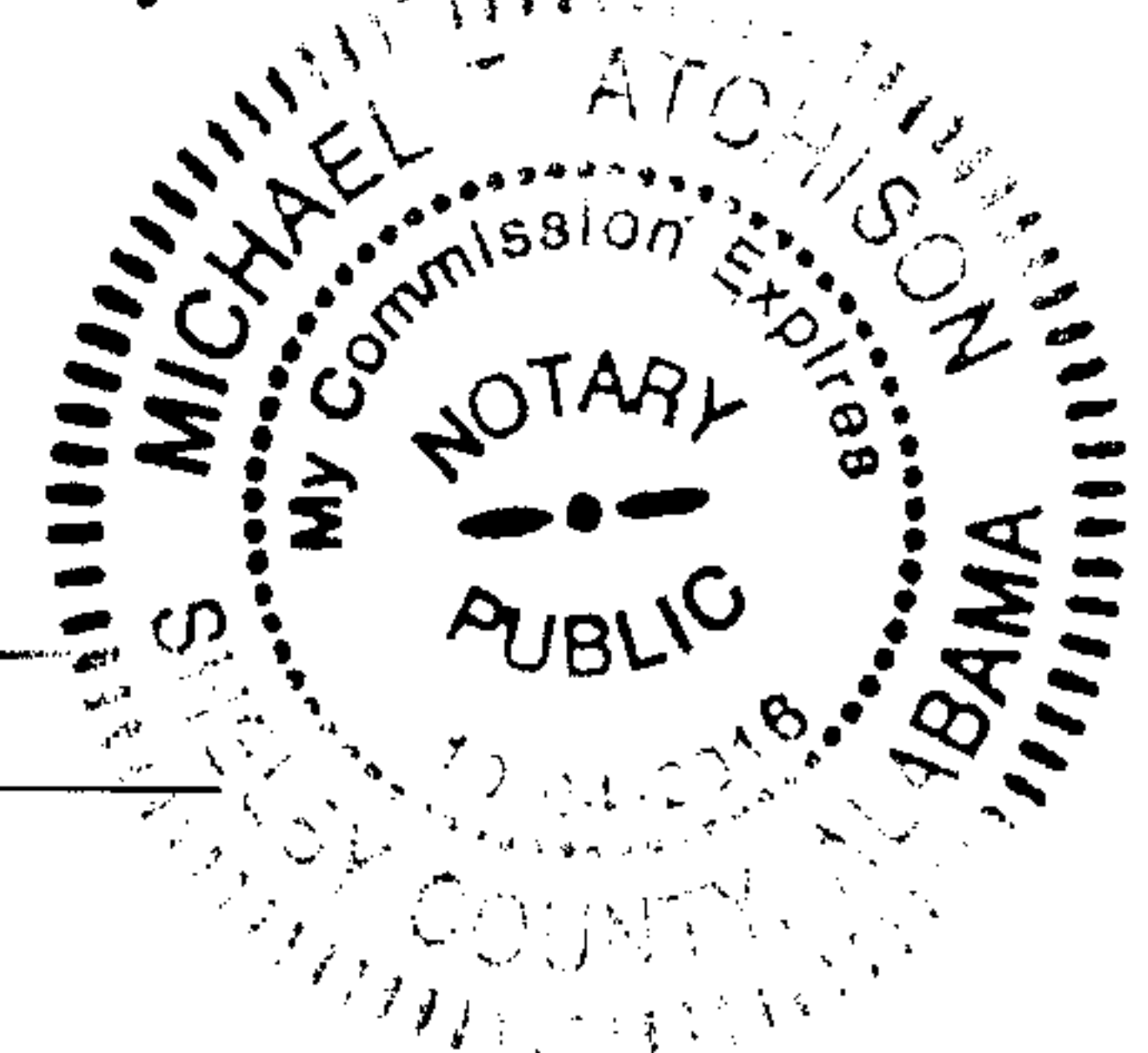

William E. Bean

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jason E. Bean and William E. Bean**, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 2014.


Notary Public
My Commission Expires: 10-4-16



Shelby County, AL 02/03/2014
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name Jasne Bean
Mailing Address William E. Bean

Grantee's Name John T Boykin
Mailing Address Patricia Boykin Cox
100 Hwy 402
Shelby, AL 35143

Property Address A part of Lot 4
Rice Acres Sector Two

Date of Sale 1-17-2014
Total Purchase Price \$ 5,000.00
Or
Actual Value \$ _____
Or
Assessors 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 – 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Mike T Atchison

☐ Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one


20140203000029650 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
02/03/2014 01:50:34 PM FILED/CERT