

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 600  
Birmingham, Alabama 35243

BHM 1400165

Send tax notice to:  
BriAnn Joyner & Terry J. Boley  
208 Portsouth Lane  
Alabaster, AL 35007

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

  
20140417000112010 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
04/17/2014 11:38:44 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00) in hand paid to the undersigned **Thomas Popee, A Married Man Not Joined By Spouse** (hereinafter referred to as "Grantors"), by **Terry J. Boley and BriAnn Joyner** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

Lot 72, according to the Survey of Third Sector Portsouth, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

**SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR OR HIS RESPECTIVE SPOUSE.**

SUBJECT TO:

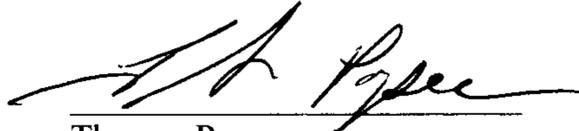
ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$152,192.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Thomas Popee have hereunto set their signatures and seals on April 10<sup>th</sup>, 2014.

  
Thomas Popee

STATE OF ALABAMA  
COUNTY OF Jefferson

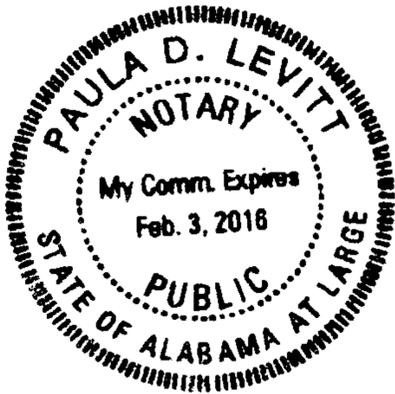
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Popee, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of April, 2014.



Notary Public  
Print Name: Paula D Levitt  
Commission Expires: 2-3-14

(NOTARIAL SEAL)



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# Real Estate Sales Validation Form

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

Grantor's Name: Thomas Popee  
Mailing Address: 208 Portsouth Lane  
Alabaster, AL 35007

Grantee's Name: Terry J. Boley and BriAnn Joyner  
Mailing Address: 208 Portsouth Lane  
Alabaster, AL 35007

Date of Sale: 4/10/2014  
Total Purchase Price \$155,000.00

Property Address: 208 Portsouth Lane  
Alabaster, AL 35007

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  
 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: 4/10/2014

Print: Jennifer Banik

Unattested

(verified by)

Sign

( Grantor / Grantee / Owner / Agent ) Circle One



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**Form RT-1**