

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Kyle G. Boyett and Deana H. Boyett
3079 Thrasher Lane
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars (\$259,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Alan L. Moffitt and Jana N. Moffitt, Husband and Wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kyle G. Boyett and Deana H. Boyett (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 45, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Thirty-Three Thousand Nine Hundred And No/100 Dollars (\$233,900.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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

Grantor does, for Grantor and for Grantor’s heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor’s heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 27, 2014.



Alan L. Moffitt



Jana N. Moffitt

STATE OF ALABAMA

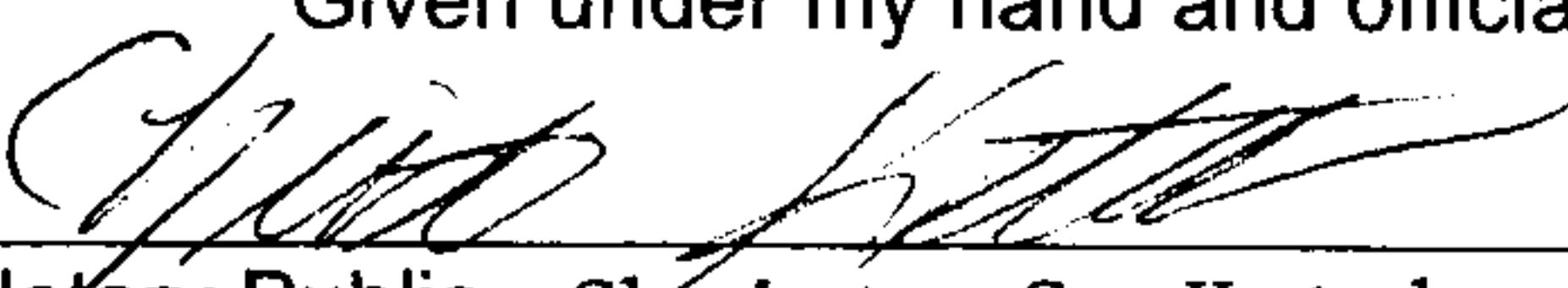
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COUNTY OF JEFFERSON

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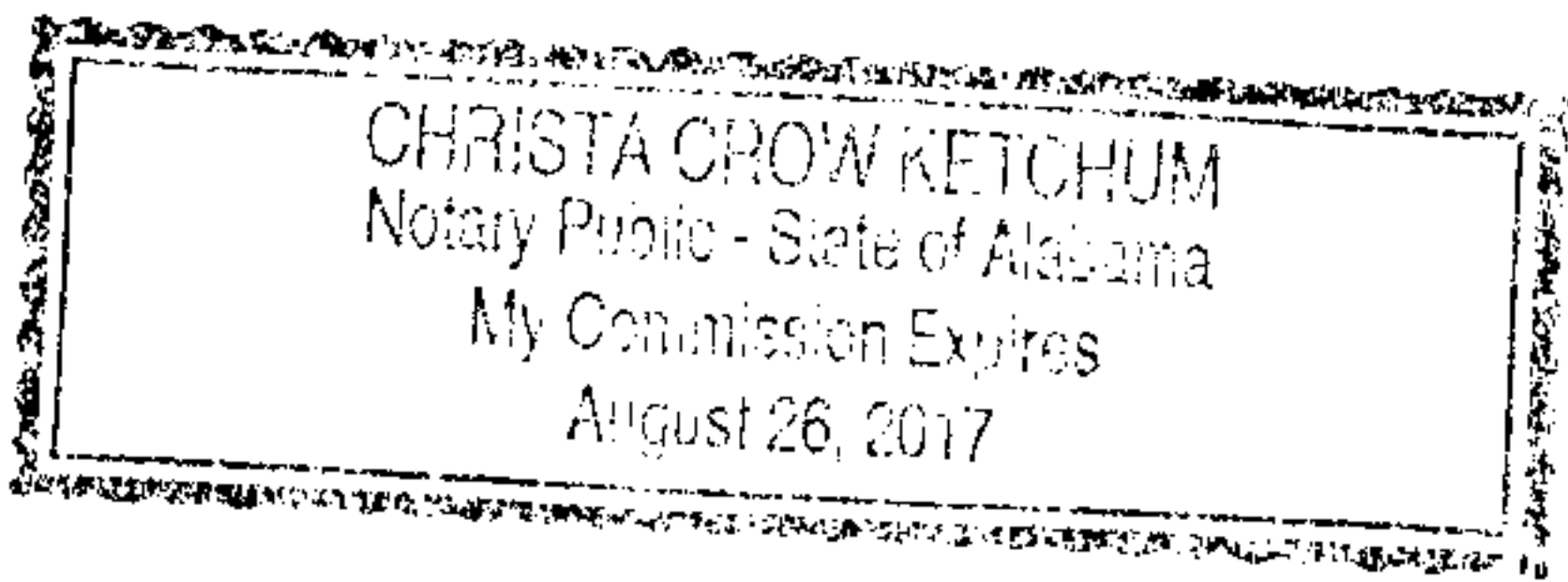
I, the undersigned, a Notary Public in said state in said county, hereby certify that Alan L. Moffitt and Jana N. Moffitt, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2014.



Notary Public Christa C. Ketchum

My commission expires: _____




20140703000202580 1/2 \$43.00
Shelby Cnty Judge of Probate, AL
07/03/2014 12:59:25 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	Alan L. Moffitt and Jana N. Moffitt	Grantee's Name	Kyle G. Boyett and Deana H. Boyett
Mailing Address	3079 Thrasher Lane Birmingham, AL 35244	Mailing Address	_____ _____
Property Address	3079 Thrasher Lane Birmingham, AL 35244	Date of Sale	June 27, 2014
		Total Purchase Price	\$259,900.00
		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 - Alan L. Moffitt and Jana N. Moffitt, 3079 Thrasher Lane, Birmingham, AL 35244.

Grantee's name and mailing address - Kyle G. Boyett and Deana H. Boyett, , .

Property address - 3079 Thrasher Lane, Birmingham, AL 35244

Date of Sale - June 27, 2014.

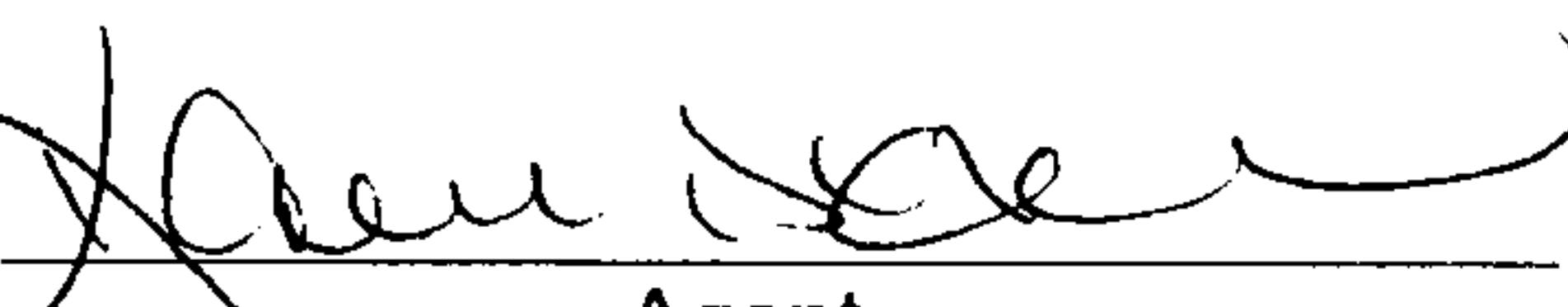
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: June 27, 2014

Sign 
Agent

