

Send tax notice to:

SIMS PATRICK
2160 15TH STREET
CALERA, AL, 35040

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014587



20141113000356860 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/13/2014 08:52:48 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand Five Hundred and 00/100 Dollars (\$100,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRANDON BOYINGTON and COURTNEY BOYINGTON, HUSBAND AND WIFE **whose mailing address** is: 1042 LONG BRANCH PKWY, CALERA, AL 35040 (hereinafter referred to as "Grantors") by PATRICK R. SIMS **whose mailing address** is: 2160 15TH STREET, CALERA, AL, 35040 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF THE WILLOWS AT CALERA, AS RECORDED IN MAP BOOK 26, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. RESTRICTIONS APPEARING OF RECORD IN DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS AS RECORDED IN INSTRUMENT NO. 2000-2099.

\$102,551.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7th day of November, 2014.

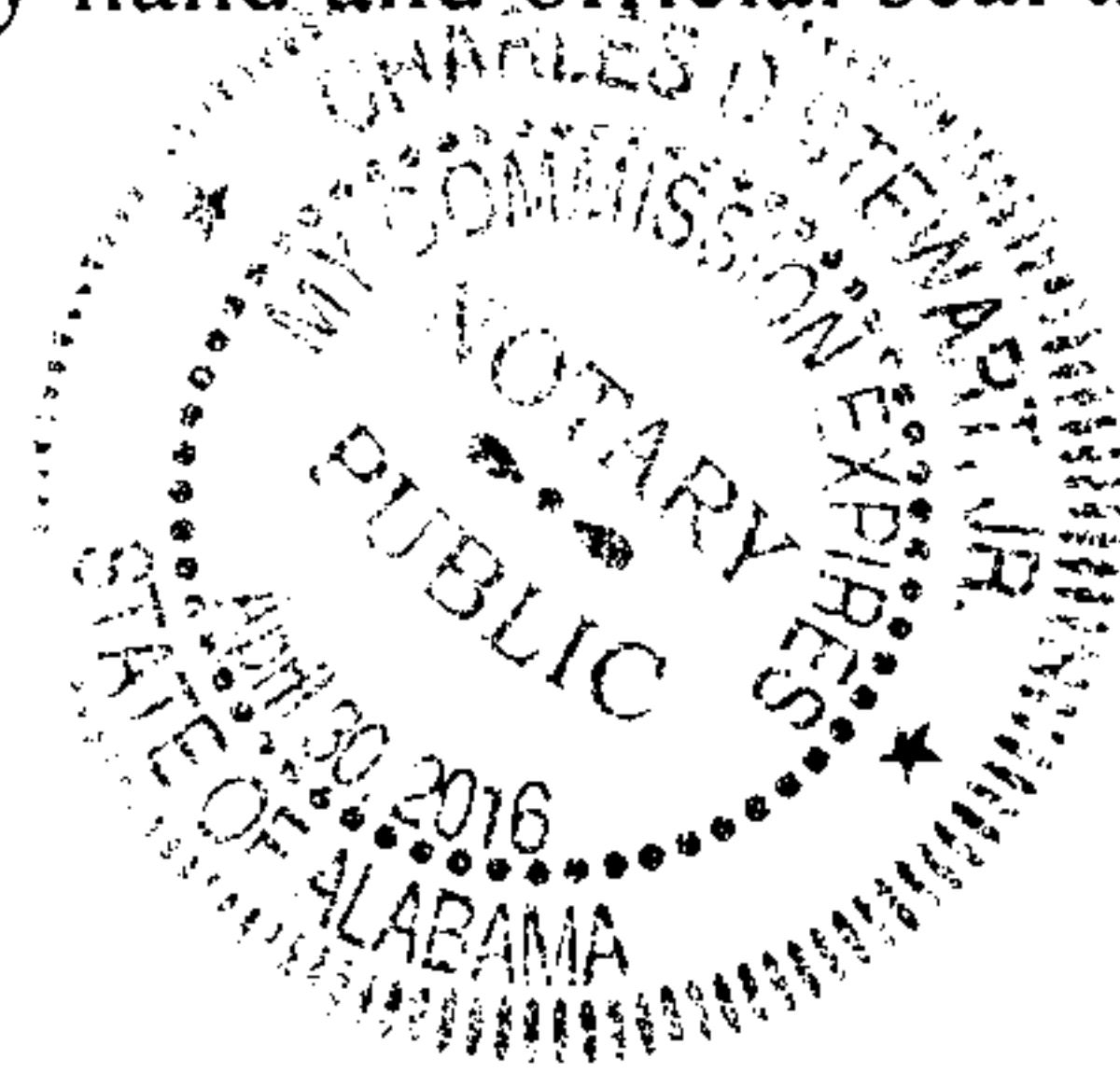

BRANDON BOYINGTON

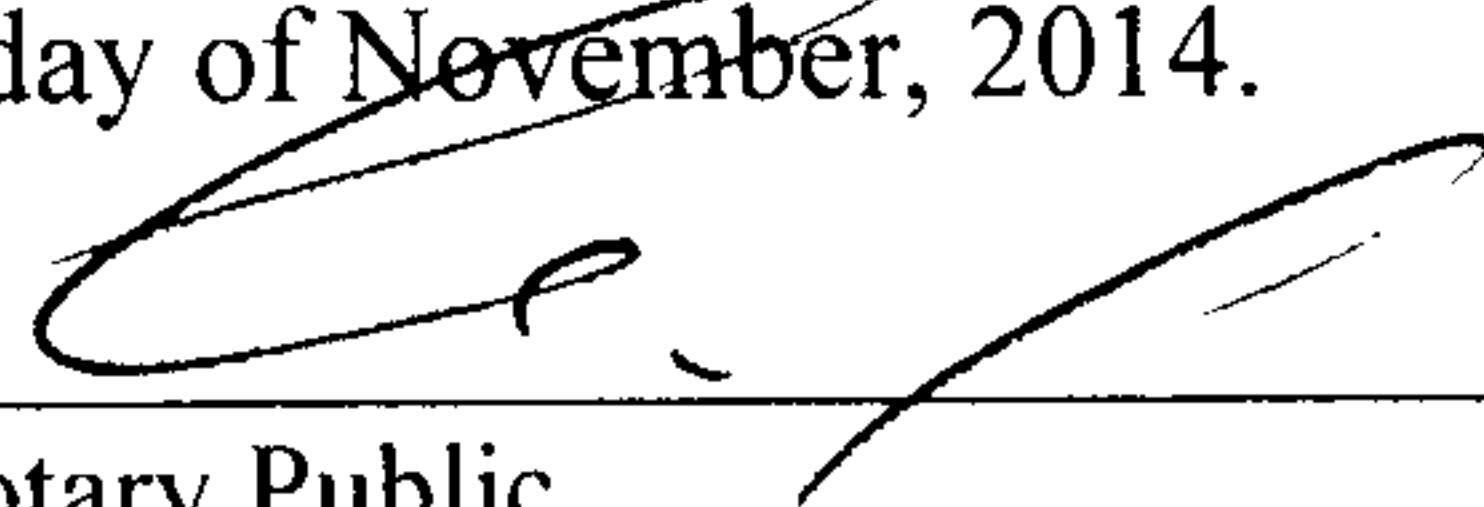

COURTNEY BOYINGTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRANDON BOYINGTON AND COURTNEY BOYINGTON, 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 said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2014.




Notary Public
Print Name:
Commission Expires:

11/30/2016


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