


Send tax notice to:
BOBBY AND FAYE BOYD

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

SPECIAL WARRANTY DEED


20150803000265140 1/3 \$37.50
Shelby Cnty Judge of Probate, AL
08/03/2015 11:09:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand Seventy Five and 40/100 Dollars (\$17,075.40) in hand paid to the undersigned, CAMBRIAN WOOD CONDOMINIUM, INC., AN ALABAMA CORPORATION (hereinafter referred to as "Grantor") by BOBBY AND FAYE BOYD, HUSBAND AND WIFE (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, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

CONDOMINIUM UNIT NUMBER 163 OF CAMBRIAN WOOD CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF CAMBRIAN WOOD CONDOMINIUM, RECORDED IN MISC. BOOK 12, BEGINNING ON PAGE 87 AND AMENDED BY MISC. BOOK 13, PAGE 2; MISC. BOOK 12, PAGE 4 AND MISC. BOOK 13, PAGE 344 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH A .0133124 PERCENT INTEREST APPURTENANT TO SAID UNIT IN THE COMMON ELEMENTS AS SET FORTH IN EXHIBIT "C" OF SAID DECLARATION, AND TOGETHER WITH ALL OF ITS APPURTENANCES ACCORDING TO THE DECLARATION AS RECORDED IN MAP BOOK 6, PAGE 62, PROBATE OFFICE OF SHELBY COUNTY.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. PROPER PAYMENT IN FULL OF MUNICIPAL AND/OR FIRE DUES ASSESSMENTS, IF ANY DUE.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN

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

Shelby County, AL 08/03/2015
State of Alabama
Deed Tax:\$17.50

IN WITNESS WHEREOF, the said Grantor, Will McCarty, as Attorney for CAMBRIAN WOOD CONDOMINIUM, INC., AN ALABAMA CORPORATION, and who is authorized to execute this conveyance, has hereunto set _____ signature and seal on this the _____ day of July, 2015.

Cambrian Wood Condominium, Inc.

Will McCarty
By: Will McCarty
Its: Attorney



20150803000265140 2/3 \$37.50
Shelby Cnty Judge of Probate, AL
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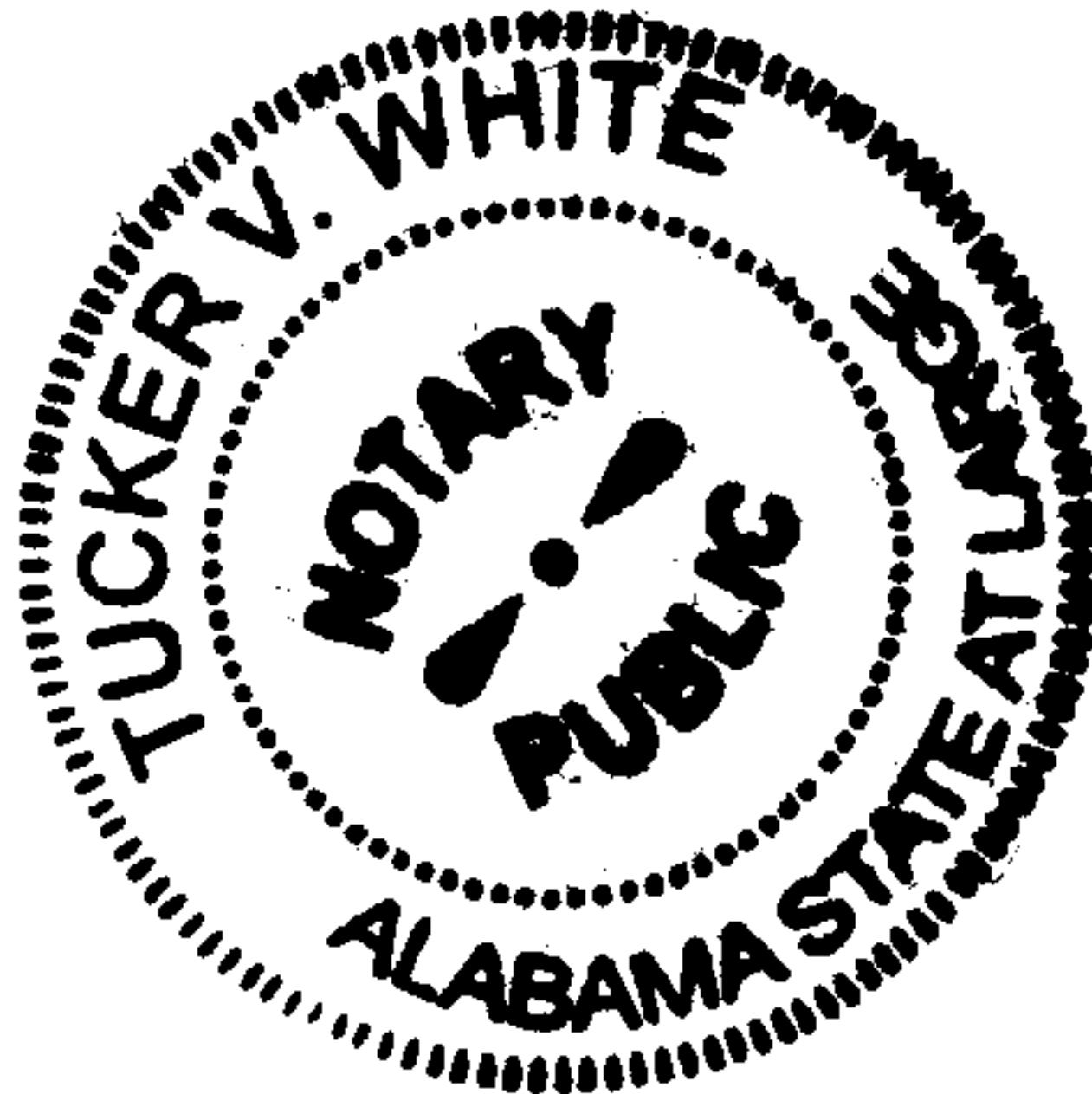
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Will McCarty, AS Attorney OF CAMBRIAN WOOD CONDOMINIUM, INC., A CORPORATION, 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, _____, as such officer and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 31st day of July, 2015

Tucker V. White

Notary Public
Print Name: Tucker V. White
Commission Expires: 03/01/2018



Real Estate Sales Validation Form

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


Grantor's Name Cambrian Wood
Mailing Address Condominium, Inc.
4505 Pine Tree Circle, Ste. 221
Vestavia Hills, AL 35243

Grantee's Name Bobby Boyd, Sr. & Faye Boyd
Mailing Address 4710 Avenue Q
Birmingham, AL 35208

Property Address 163 Cambrian Way
Unit 163
Birmingham, AL 35242

Date of Sale June 4, 2013
Total Purchase Price \$ 17,075.40

or
Actual Value \$
or
Assessor's Market Value \$


20150803000265140 3/3 \$37.50
Shelby Cnty Judge of Probate, AL
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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 Warranty Deed

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 07/31/2015

Print Will McCarty

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1