

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Justin M. Bozeman
6269 Victoria Drive
Pelham, Alabama 35124

~~20151229000411360~~
WARRANTY DEED

12/29/2015 11:05:43 AM

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

DEEDS 1/2

That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Cheryl Bell Sanford, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Justin M. Bozeman

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 30, according to the Survey of Valley Station Second Sector, as recorded in Map Book 7, page 48, in the Probate Office of Shelby County, Alabama.


\$163,440 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to: (1) 2016 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

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


IN WITNESS WHEREOF, I have set my hand and seal, this **16th day of December, 2015.**

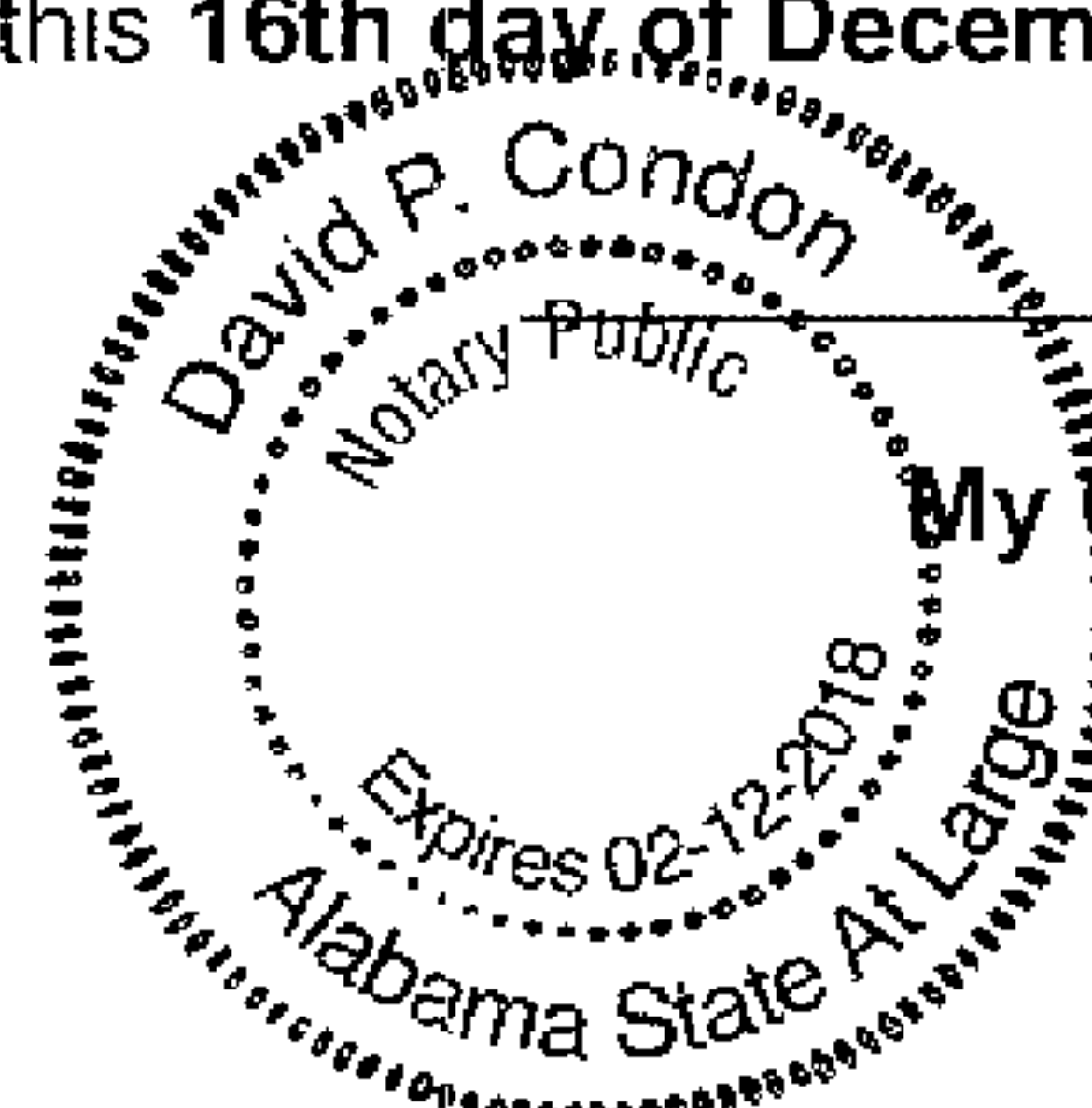
 (Seal)
Cheryl Bell Sanford

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Cheryl Bell Sanford** 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 **16th day of December, 2015.**


Notary Public: David P. Condon
My Commission Expires: 02/18/2018



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Cheryl Bell Sanford**

Date of Sale: **December 16th, 2015**Error!

Switch argument not specified.

Mailing Address: **6269 Victoria Drive
Pelham, Alabama, 35124**

Total Purchase Price: **\$160,000**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **6269 Victoria Drive
Pelham, Alabama, 35124**

Grantee Name: **Justin M. Bozeman**

Mailing Address: **purchasers add**

purchasers city, purchasers state, purchaser zip

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 – 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 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: **December 16th, 2015** Print: _____

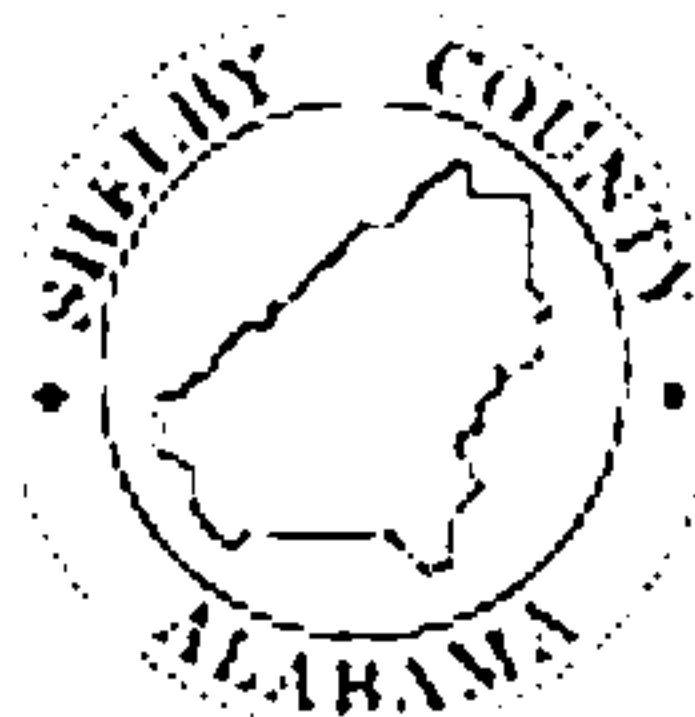
Justin M. Bozeman

Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/29/2015 11:05:43 AM
\$18.00 JESSICA
20151229000441360

J. Fuhrmeister