

20160108000009100
01/08/2016 02:35:32 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Jonica N. Boyd
143 Francis Ln
Helena AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Twenty-One Thousand Dollars and NO/100 (\$130,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Daniel James Clark and Erin Clark, husband and wife**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto **Jonica N. Boyd**, (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 34, according to a Resurvey of Village Parrish, a Townhome Community, as recorded in Map Book 24, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 118,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, her heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 8th day of January, 2016.

Daniel James Clark
Daniel James Clark

Erin Clark
Erin Clark

Notary Acknowledgment

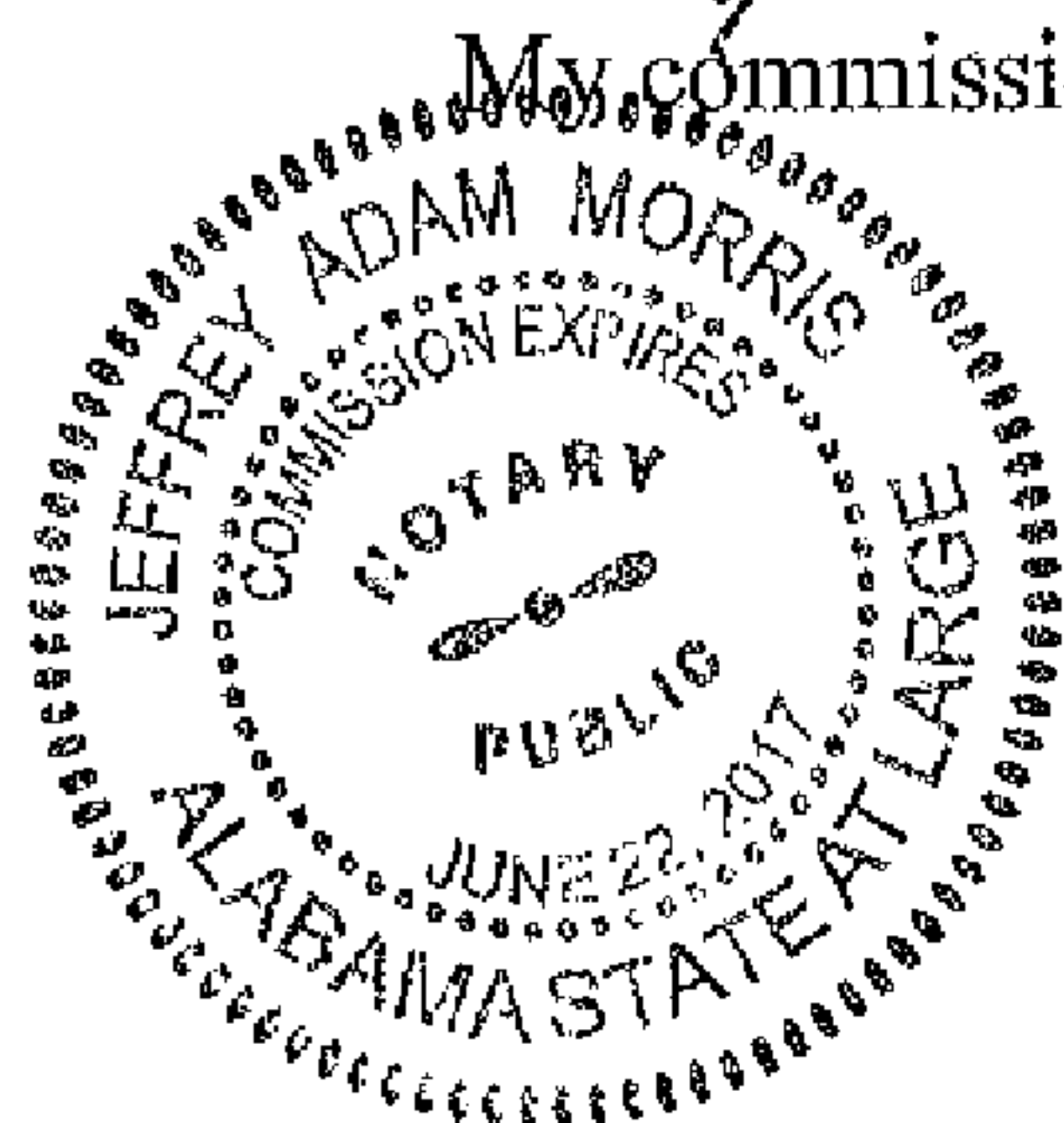
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Daniel James Clark and Erin Clark**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of January, 2016.

Notary Seal

[Signature]
Notary Public
My commission expires:





Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/08/2016 02:35:32 PM
\$31.50 JESSICA
20160108000009100

[Signature]

20160108000009100 01/08/2016 02:35:32 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Daniel James Clark
Eria Clark
5804 Loblolly Dr
Birmingham, AL 35242

Grantee's Name
Mailing Address

Janica N. Boyd
143 Frances Ln
Helena, AL 35088

Property Address

143 Frances Ln
Helena, AL 35088

Date of Sale

1/8/16

Total Purchase Price \$

130,000.00

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 - 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

1/8/16

Print

Jeff Morris

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1