

Send tax notice to:
David R. Kodadek
433 Stonegate Dr.
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

William A. Boycott, III, and his wife, Susan F. Boycott

David R. Kodadek and Diana B. Kodadek



Lot 154, according to the Survey of Stonegate Realty, Phase 3, as recorded in Map Book 33, Page 122, in the Probate Office of Shelby County, Alabama.

William A. Boycott, III, attorney in fact for the Grantor, Susan F. Boycott, affirms that Susan F. Boycott is still alive and has not revoked or modified the authority granted to him in the Durable Power of Attorney recorded herewith.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

2016.

 (Seal)  (Seal)

William A. Boycott, III

Susan F. Boycott, by her Attorney
In Fact, William A. Boycott, III

STATE OF ALABAMA

STATE OF ALABAMA
JEFFERSON COUNTY

On this 4th day of March, 2016, I, **DAVID P. CONDON**, a Notary Public in and for said county and in said state, hereby certify that **William A. Boycott, III and Susan F. Boycott, by her Attorney in Fact, William A. Boycott, III** whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, **he** executed the same voluntarily, both individually and in **his** capacity as Attorney in Fact for Susan F. Boycott, on the day the same bears date.

Given under my hand and official seal this **4th day of March, 2016** at **San Francisco, California**

Notary Public: David P. Condon
My Commission Expires: 2/12/2018

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **William A. Boycott, III** Date of Sale: **March 4th, 2016**

Grantor Name: **Susan F. Boycott**

Mailing Address: **433 Stonegate Dr.**
Birmingham, Alabama, 35242

Total Purchase Price: **\$479,000**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **433 Stonegate Dr.**
Birmingham, Alabama, 35242

Grantee Name: **David R. Kodadek**Grantee Name: **Diana B. Kodadek**

Mailing Address: **433 Stonegate Dr.**
Birmingham, AL, 35242

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: **March 4th, 2016**

Print: _____

☐ 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
 03/07/2016 04:04:02 PM
 \$79.00 CHERRY
 20160307000072780

A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister".