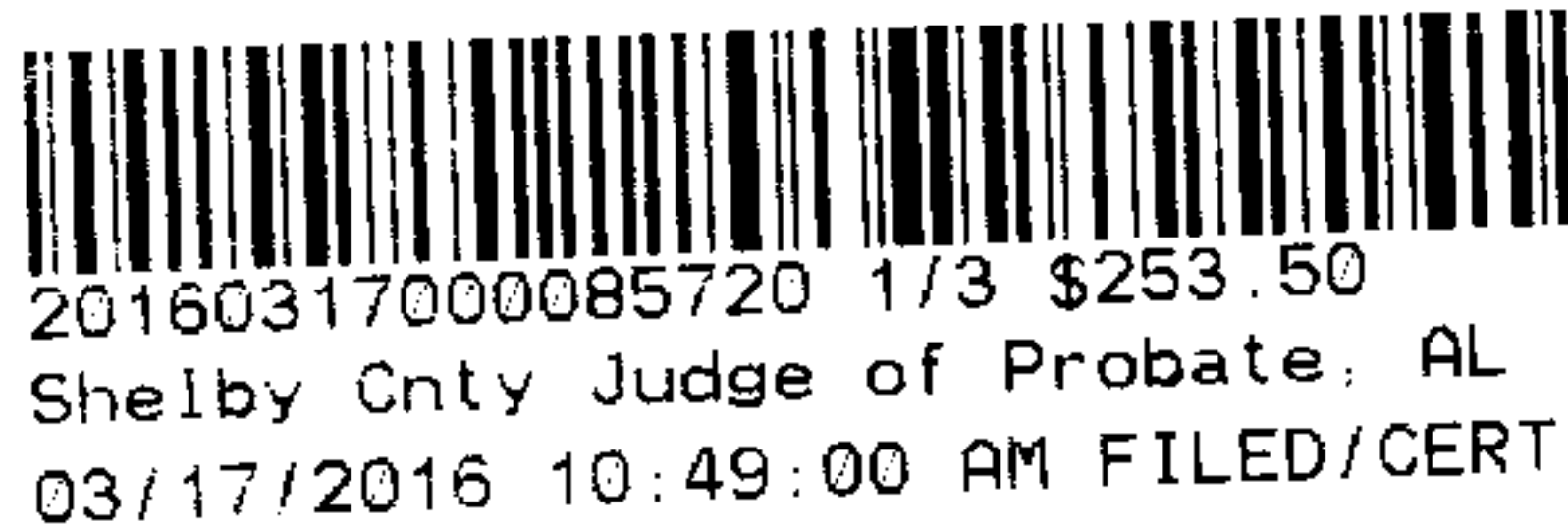


This Instrument Was Prepared By:
J. Thomas Martin
Attorney at Law
P. O. Box 36474
Birmingham, Alabama 35236



Send Tax Notices To:
Herbert M. Boyd
725 Chase Brook Circle
Birmingham, Alabama 35244

*THIS INSTRUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE EVIDENCE*

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees, the receipt of which is hereby acknowledged, I, EMILY V. BOYD (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto, HERBERT M. BOYD and EMILY V. BOYD, husband and wife (herein referred to as Grantees), as joint tenants with right of survivorship, all of my rights, title, and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Chase Park Estates as recorded in Map Book 11, page 39, in the Probate Office of Shelby County, Alabama.

Subject to all mortgages, current taxes, existing easements, restrictions, setback lines and rights of way, if any, of record.

Draftsman makes no warranty as to the correctness of the description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements or any other matters affecting title to the premises.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

The Grantor and one of the Grantees, Emily V. Boyd, are one and the same person.

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

IN WITNESS WHEREOF, I, EMILY V. BOYD, have hereunto set my hand and seal, on this the 22 day of January 2016.

Handwritten signature of Emily V. Boyd in cursive script.

EMILY V. BOYD

Shelby County, AL 03/17/2016
State of Alabama
Deed Tax: \$233.50


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that EMILY V. BOYD, 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 the 22nd day of January 2016.



20160317000085720 2/3 \$253.50
Shelby Cnty Judge of Probate, AL
03/17/2016 10:49:00 AM FILED/CERT


Notary Public

My Commission Expires:

2/1/16

Real Estate Sales Validation Form

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

Grantor's Name Emily V Boyd
Mailing Address 725 Chase Brook Circle
Birmingham, AL 35244

Grantee's Name Emily V Boyd and
Herbert M. Boyd
Mailing Address 725 Chase Brook Cir.
Birmingham, AL 35244

Property Address 725 Chase Brook Circle
Birmingham, AL 35244

Date of Sale 22 January 2016
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 466,600 1/2 Int
233,300



20160317000085720 3/3 \$253.50
Shelby Cnty Judge of Probate, AL
03/17/2016 10:49:00 AM FILED/CERT

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

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 3/17/2016

Print Herbert M. Boyd

Sign Herbert M. Boyd

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one