

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
ESTES CLOSINGS, LLC
2188 Parkway Lake Drive
Hoover, Alabama 35244

SEND TAX NOTICE TO:
JC Harman
4088 Eagle Ridge Court
Birmingham, AL 35242

20160502000146110

05/02/2016 03:30:59 PM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **Two Hundred Fifty-Four Thousand and 00/100 Dollars (\$254,000.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I

David K Boger, an unmarried man

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

JC Harman

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 50, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$228,600.00 of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage beign executed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said 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 the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the **29th** day of **April, 2016**.

David K. Boger

*David K. Boger by Nancy L. Palmer
as Attorney in fact*

by **Nancy L. Palmer, Agent/Attorney In Fact**

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State at Large hereby certify that **Nancy L. Palmer**, whose name as Agent/Attorney in Fact for **David K. Boger**, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, she, in she capacity as such Agent/Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, the **29th** day of **April, 2016**

SEAL



[Signature]

Notary Public

My Commission Expires: *07/11/19*

16-0168

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name David K BogerGrantee's Name JC HarmanMailing Address 4088 Eagle Ridge Court
Birmingham, AL 35242Mailing Address 1461 Eden Ridge Drive
Hoover, AL 35244Property Address 4088 Eagle Ridge Court
Birmingham, AL 35242Date of Sale April 29, 2016Total Purchase Price \$254,000.00

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.

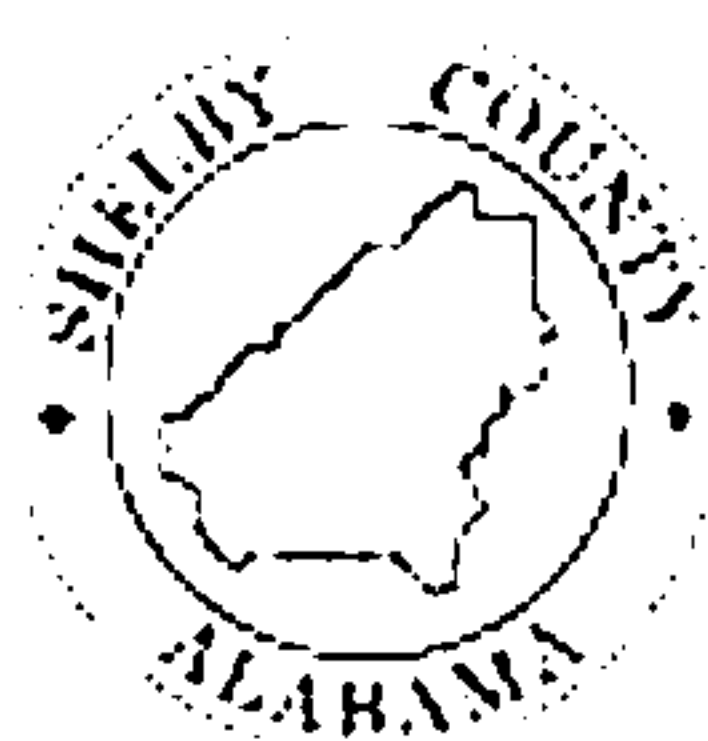
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 April 29, 2016Print JC Harman

 Unattested
(verified by)

Sign KH
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2016 03:30:59 PM
\$42.50 CHERRY
20160502000146110

A handwritten signature, likely of Judge James W. Fuhrmeister, is written in ink over the official stamp.