

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Austin K. Raines
Anna Raines
1401 Michael Drive
~~1401 Michael Drive~~ Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SELBY)

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND and 00/100 Dollars (\$135,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, William C. Boyken and Sandra P. Boyken, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Austin K. Raines and Anna Raines, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

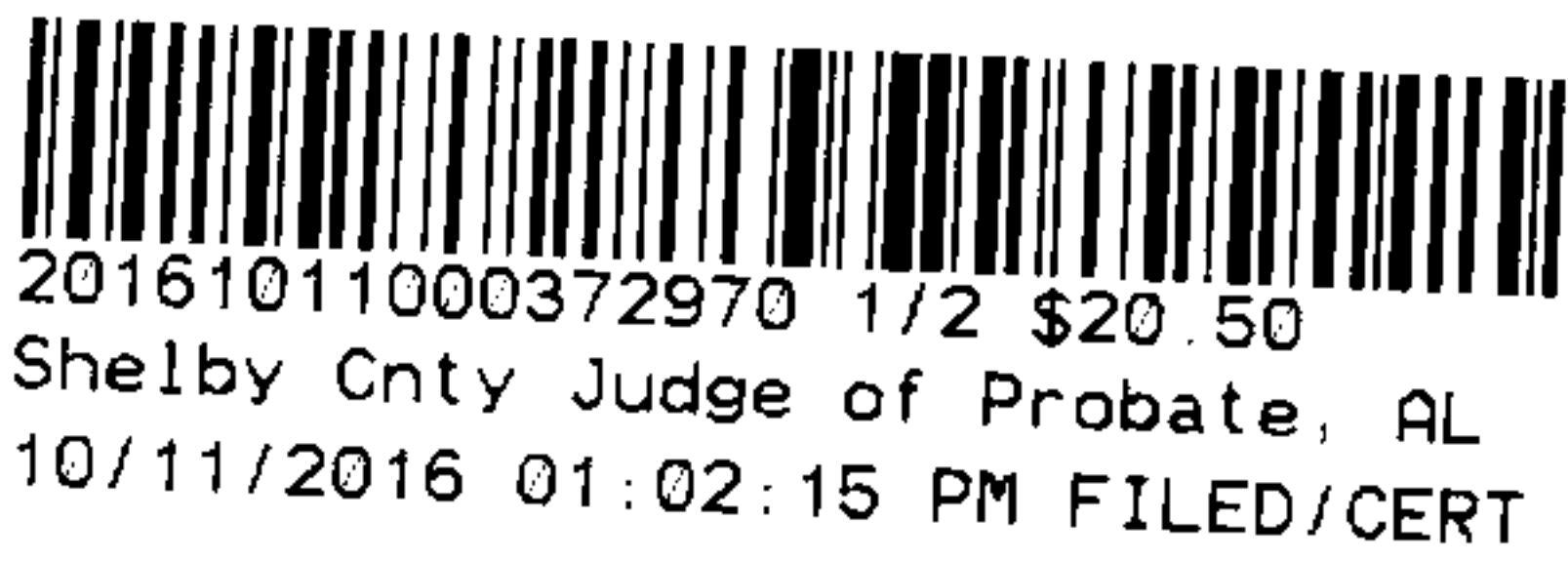
Lot 50, according to the survey of the Third Addition to Scottsdale, map of which is recorded in Map Book 8, Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. LESS AND EXCEPT that part of said lot sold to Alabaster Water and Gas Board as shown by instrument recorded in Real 52 Page 16 in said Probate Office. Being situated in Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$132,554.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors 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 hereunto set my hand and seal on this the 26th day of September, 2016.



William C. Boyken
William C. Boyken
Sandra P. Boyken
Sandra P. Boyken

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William C. Boyken and Sandra P. Boyken, whose names are signed to the foregoing conveyance, 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, this 26th day of September, 2016.

M. D. Idl
NOTARY PUBLIC

My Commission Expires 8-25-19

When recorded, return to:
INDECOMM GLOBAL SERVICES
FD IL 9600
1260 ENERGY LANE
ST. PAUL, MN 55108

This instrument was prepared by:
Kelly Francis
InterLinc Mortgage Services, LLC
10613 West Sam Houston Pkwy, N. Ste
200
Houston, TX 77064
281-367-9595

Real Estate Sales Validation Form

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

Grantor's Name William C. Boyken
Mailing Address Sandra P. Boyken
562 Chelsea Station
Chelsea, AL 35043

Grantee's Name Austin K. Raines
Mailing Address Anna Raines
1401 Michael Drive
Alabaster, AL 35007

Property Address 1401 Michael Drive
Alabaster, AL 35007

Date of Sale 9-26-16
Total Purchase Price \$ 135,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20161011000372970 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
10/11/2016 01:02:15 PM 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 9-26-16

Print Gregory D. Harrelson

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one