


Send Tax Notice To:

Bakari R. Davis

292 Chesser Park Drive  
Chelsea, AL 35603

**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
Attorney For Cartus Financial Corporation  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35209  
(205) 871-1440 Cartus File #2723620

  
20170105000004860 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/05/2017 11:58:16 AM FILED/CERT

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of  
\_\_\_\_\_ (\$ 235,900.00 ) to the undersigned Grantors in hand  
paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we,  
John P. Boyd and his wife, Rosa J. Ordenana Boyd (herein referred to as Grantors) do grant, bargain, sell  
and convey unto

Bakari R. Davis and Attallah Davis

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more  
than one, the following described real estate, situated in the State of Alabama, County of Shelby County,  
to-wit:

**Lot 76 according to the Survey of Cottages at Chesser, Phase I, as recorded in Map Book 33, Page  
45, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described  
in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recoded in  
Instrument No. 20040511000248910, First Amendment in Declaration as recorded in Instrument No.  
20091008000381600 and Second Amendment to Declaration recorded in Instrument No.  
20120124000028010, in the Probate Office of Shelby County, Alabama, as may be amended from time  
to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").**

**Deed Effective Date: December 27, 2016**  
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

**Rosa J. Ordenana Boyd is one and the same as Rose J. Ordenana, one of the grantees in deed  
recorded in Instrument No. 20131025000422860.**

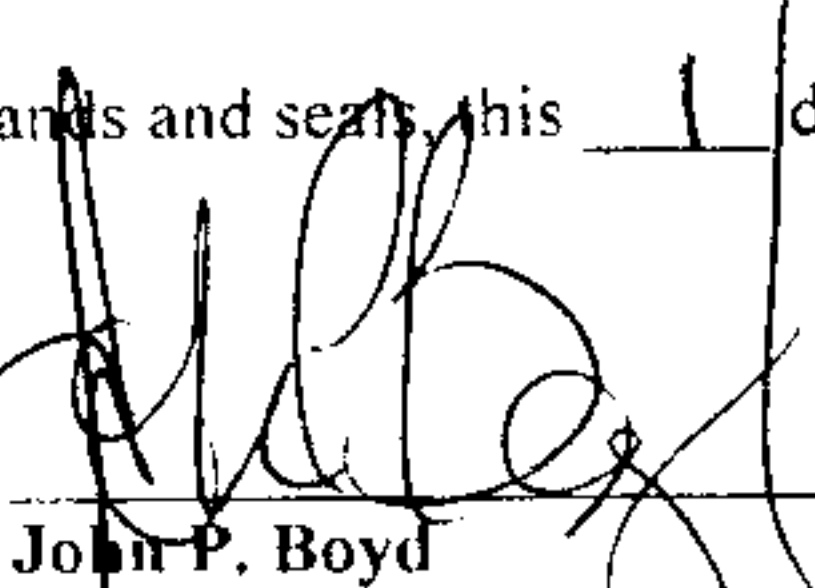
§ All of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it  
being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees  
as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or

terminated during the joint lives of the Grantee(s) herein) in the even 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 said Grantee(s), his/her/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 my heirs, executors, and administrators, shall warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1 day of August, 2016

  
John P. Boyd

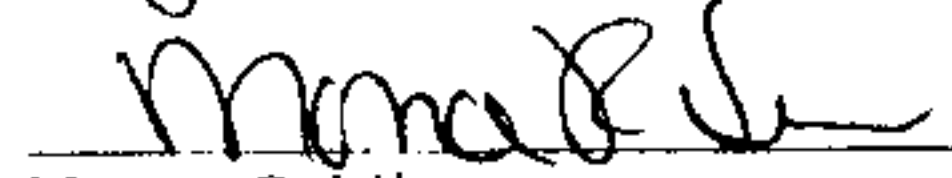
  
Rosa J. Ordenana Boyd

State of Ohio

County of Hamilton

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **John P. Boyd** 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 1 day of August, 2016.

  
Notary Public



Mona R. Sammons  
Notary Public, State of Ohio  
My Commission Expires 07-29-2018

My Commission Expires:


7/29/18

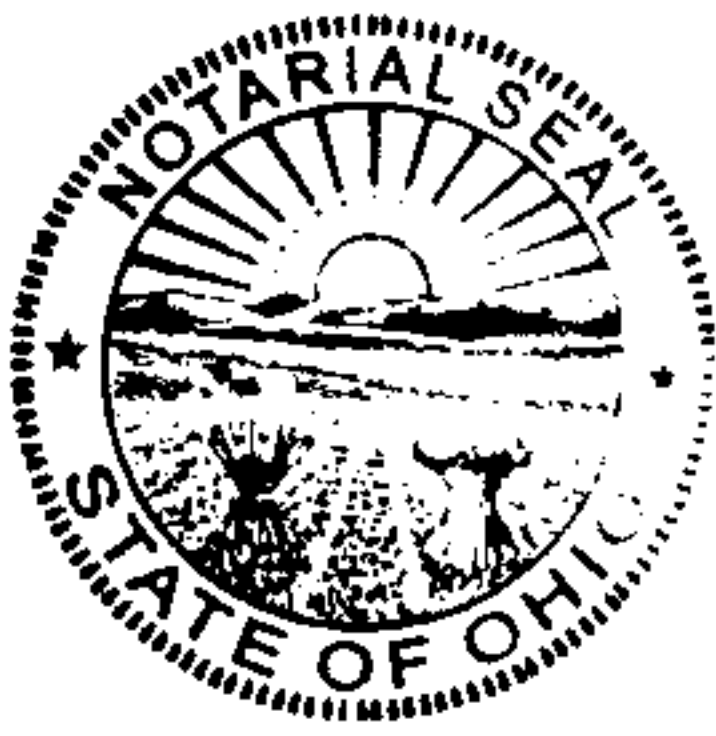
State of Ohio

County of Hamilton

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Rosa J. Ordenana Boyd** 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 1 day of Aug, 2016.

  
2017010500004860 2/4 \$25.00  
Shelby Cnty Judge of Probate: AL  
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Mona R. Sammons  
Notary Public, State of Ohio  
My Commission Expires 07-29-2018

Mona R. Sammons  
Notary Public

My Commission Expires: 7/29/18

**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.



20170105000004860 3/4 \$25.00  
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# Real Estate Sales Validation Form

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

Grantor's Name John P. Boyd & Rosa J. Ordenana Boyd  
Mailing Address c/o Cartus Financial Corporation  
40 Apple Ridge Road  
Danbury, CT 06810

Grantee's Name Bakari R. Davis  
Mailing Address 292 Chesser Park Drive  
Chelsea, AL 35043

Property Address 292 Chesser Park Drive  
Chelsea, AL 35043

Date of Sale 12/27/2016

Total Purchase Price \$ 235,900.00

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 1/4/17

Print Jeff W. Parmer

\_\_\_\_ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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