

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Paul Andrew Pappanastos
Aubrey C. Pappanastos
5156 Skylark Drive
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Two Hundred Ninety-Two Thousand Five Hundred and 00/100 (\$292,500.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Travis E. Boyd** and wife, **Haley W. Boyd**, do hereby grant, bargain, sell and convey unto **Paul Andrew Pappanastos** and **Aubrey C. Pappanastos**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

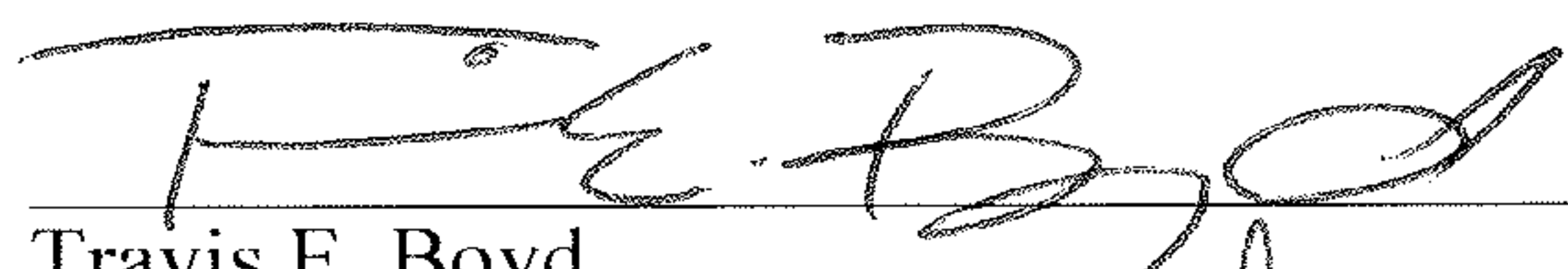
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

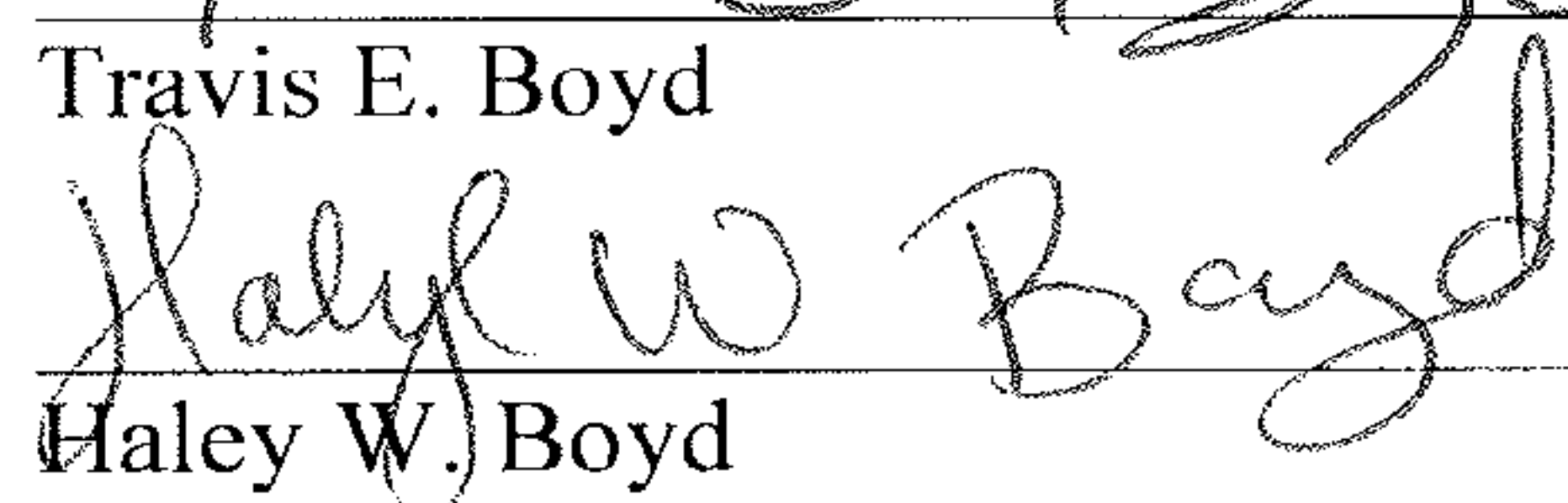
\$263,250 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said 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 the said 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 the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of December, 2018.



Travis E. Boyd


Haley W. Boyd

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Travis E. Boyd** and wife, **Haley W. Boyd**, 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 and official seal this 3rd day of December, 2018.

My Commission Expires: 3/19/20



Notary Public

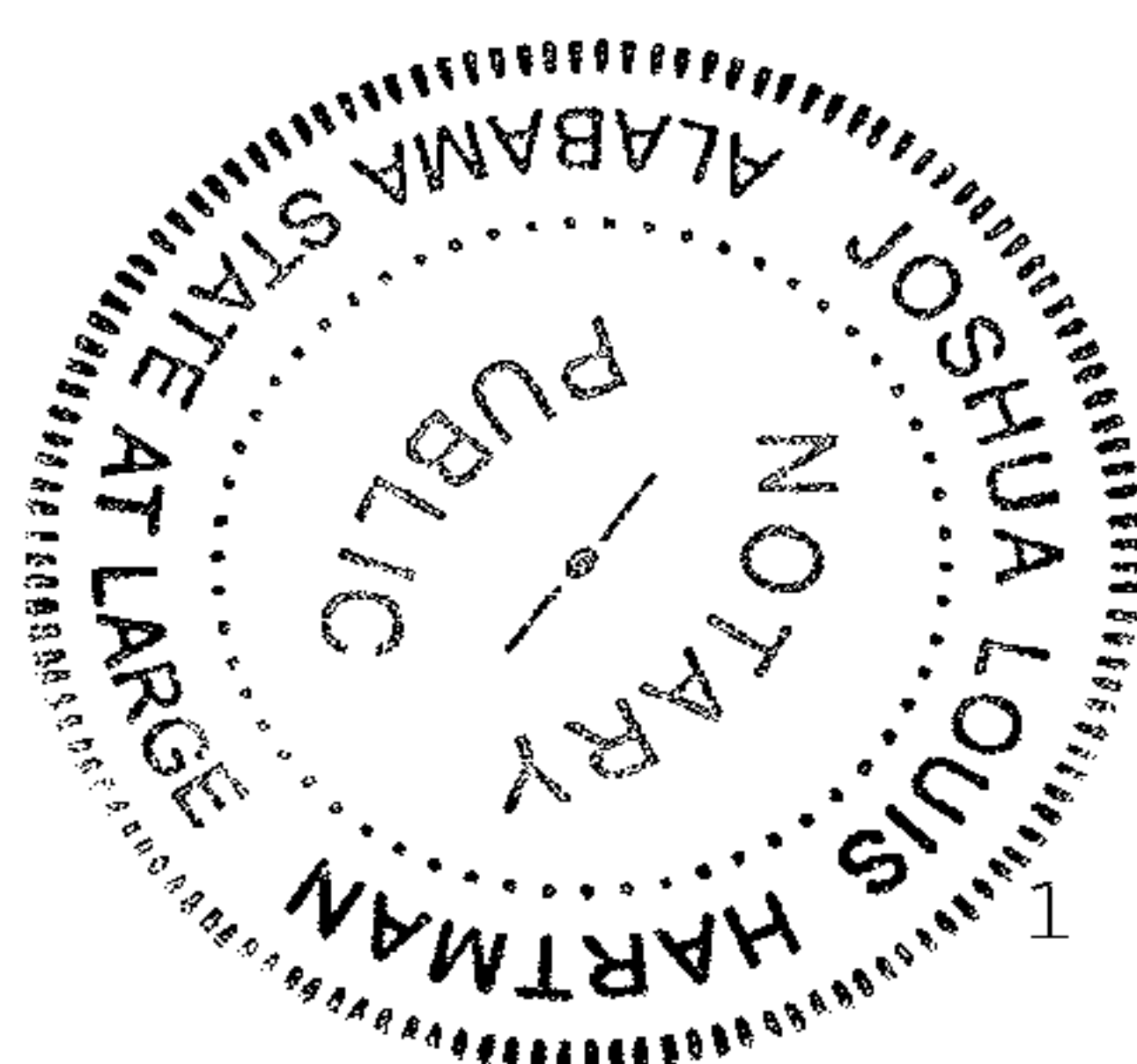


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 32, according to the Survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable; (2) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140, in the Probate Office of Shelby County, Alabama; (3) All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines as shown on recorded survey of Meadow Brook, 9th Sector as recorded in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama; (4) Ten foot easement along rear lot line as per plat; (5) Right of Way to Alabama Power Company as recorded in Deed Book 353, Page 975, in the Office of the Judge of Probate of Shelby County, Alabama; (5) Subject to covenants, conditions and restrictions as set forth in the documents recorded in Misc Book 52, Page 542, in the Probate Office of Shelby County, Alabama; (6) Terms, agreements and Right of Way to Alabama Power Company as recorded in Misc Book 54, Page 170, in the Probate Office of Shelby County, Alabama; (7) Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc Book 54, Page 166.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Travis E. Boyd
Haley W. Boyd

Mailing Address 5156 Skylark Drive
Birmingham, AL 35242

Grantee's Name Paul Andrew Pappanastos
Aubrey C. Pappanastos

Mailing Address 5156 Skylark Drive
Birmingham, AL 35242

Property Address 5156 Skylark Drive
Birmingham, AL 35242

Date of Sale December 3, 2018

Total Purchase Price \$292,500.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2018 03:17:09 PM
\$50.50 CHARTER
20181204000424510

Allen S. Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale _____ Appraisal
_____ Sales Contract _____ Other
 X 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 December 3, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one