

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

SEND TAX NOTICE TO:
Richard Ebben
4047 Somerset Ridge
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$459,900.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Rodney L. Boyes and Judith A. Boyes Trustees or their successors in Trust under the Boyes Living Trust dated February 16, 2009, and any amendments thereto (herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Richard Ebben and Marsha Ebben (herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1177, according to the Survey of Brook Highland, 11 Sector, Phase II and Eddleman Community, as recorded in Map Book 22, pages 36 A & B, in the Probate Office of Shelby County, Alabama.

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

\$446,103.00 of the consideration was paid from a first mortgage loan. The purchase of the herein described real property being financed in whole or in part by the proceeds of a purchase money mortgage being executed 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 as Trustees of the **Boyes Living Trust dated February 16, 2009, and any amendments thereto**, covenant with the said Grantees, their heirs and assigns, that the **Boyes Living Trust dated February 16, 2009, and any amendments thereto**, is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, we as Trustees of the **Boyes Living Trust dated February 16, 2009, and any amendments thereto**, have a good right to sell and convey the same as aforesaid; that the **Boyes Living Trust dated February 16, 2009, and any amendments thereto**, shall warrant and defend to the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have set our hands and seals, this the 8th day of March, 2019.

Boyes Living Trust dated February 16, 2009
and any amendments thereto

By: Rodney L. Boyes
Its: Trustee or his successors in Trust under the
Boyes Living Trust dated February 16, 2009,
and any amendments thereto

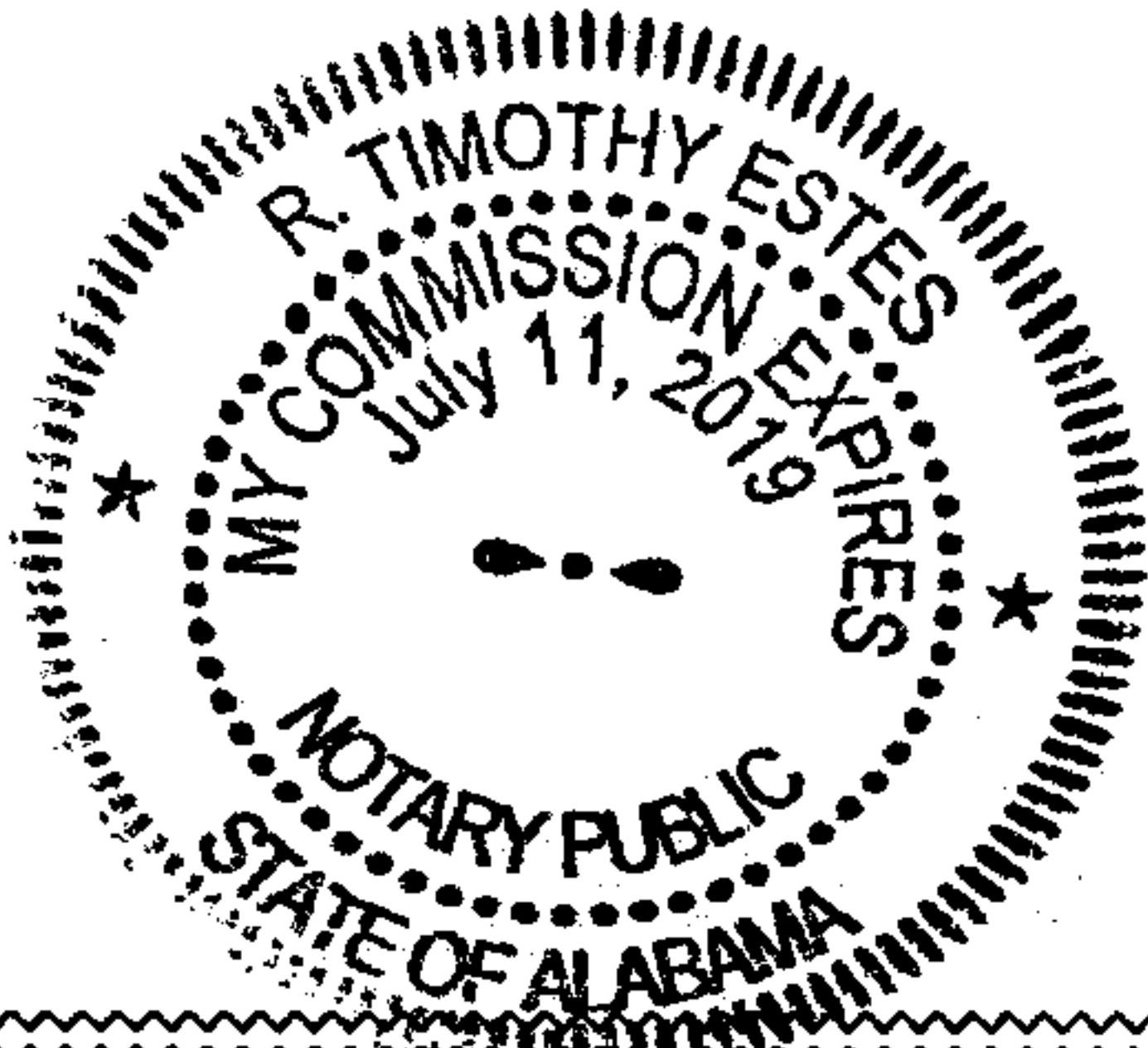
Boyes Living Trust dated February 16, 2009
and any amendments thereto

By: Judith A. Boyes
Its: Trustee or his successors in Trust under the
Boyes Living Trust dated February 16, 2009,
and any amendments thereto

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rodney L. Boyes and Judith A. Boyes**, as Trustees of the **Boyes Living Trust dated February 16, 2009**, 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 in their capacity as Trustees and with full authority they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2019.


Notary Public
My Commission Expires: 07/11/19

Real Estate Sales Validation Form

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

Grantor's Name	<u>Boyes Living Trust</u>	Grantee's Name	<u>Richard Ebben and Marsha Ebben</u>
Mailing Address	<u>4047 Somerset Ridge Birmingham, AL 35242</u>	Mailing Address	<u>225 Lenox Lane Birmingham, AL 35242</u>
Property Address	<u>4047 Somerset Ridge Birmingham, AL 35242</u>	Date of Sale	<u>March 8, 2019</u>
		Total Purchase Price	<u>\$459,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 March 8, 2019

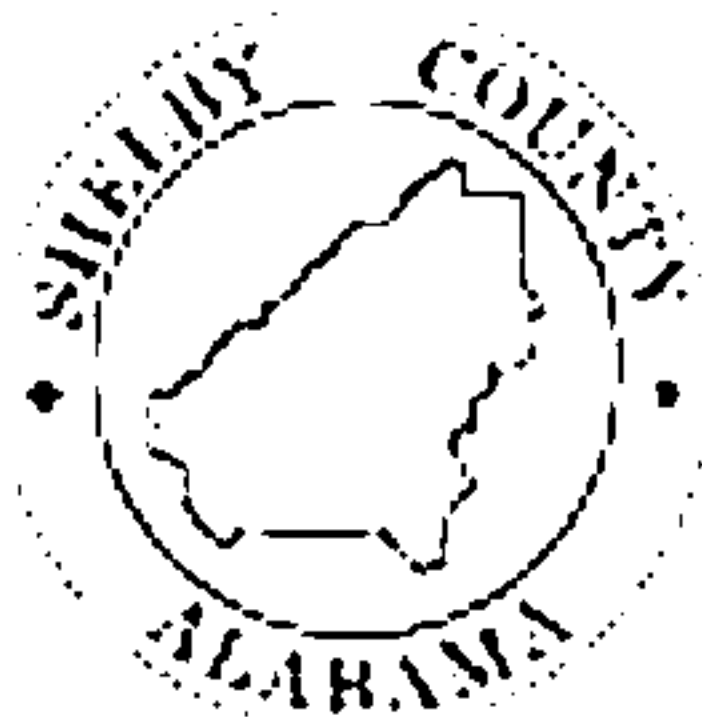
Unattested

(verified by)

Print Rodney L. Boyes

Sign Rodney L. Boyes

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2019 10:31:11 AM
\$32.00 CHERRY
20190312000079030

Allen S. Boyd