



20191002000362560 1/3 \$36.00
 Shelby Cnty Judge of Probate, AL
 10/02/2019 03:47:32 PM FILED/CERT

This instrument was prepared by:
 Justin Smitherman, Esq.
 173 Tucker RD STE 201
 Helena, AL 35080

Send Tax Notice to:
 Jerimy Shane Boyd
 155 Pinewood LN
 Montevallo, AL 35115

STATE OF ALABAMA
 SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY TWO THOUSAND (\$152,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brian Wall**, a married man (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jerimy Shane Boyd**, an unmarried man (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 12 and the South portion of Lot 13, described as follows: Beginning at the Southeast corner of Lot 13, go South 88 degrees, 41 minutes West along the South boundary of Lot 13 for 163.68 feet to the Southwest corner of said lot; thence North 0 degrees, 52 minutes East for 21.50 feet; thence North 9 degrees, 55 minutes East for 75.73 feet; thence South 66 degrees, 37 minutes East for 144.59 feet to the West boundary of Pine Wood Lane; thence along this boundary for 40.20 feet to the POINT OF BEGINNING of Bridlewood Forest Subdivision as recorded in Map Book 5, Page 52, in the Probate Office of Shelby County, Alabama. Situated in the town of Montevallo, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 10/02/2019
 State of Alabama
 Deed Tax: \$8.00

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This Property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 30 day of September, 2019.

Brian Wall
Brian Wall

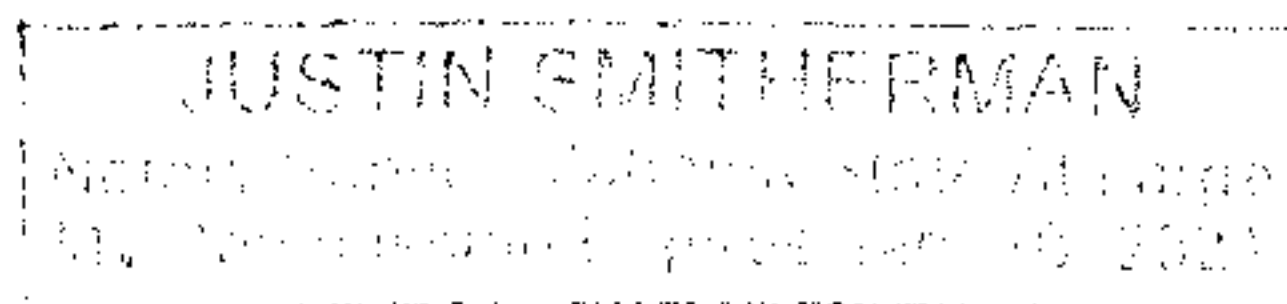
STATE OF ALABAMA
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brian Wall**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of September, 2019.



[Signature]
Notary Public
My Commission Expires: 11/18/21

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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 Brian Wall
Mailing Address 1218 Cheval LN
Birmingham, AL 35216

Grantee's Name Jeremy Shayne Boyd
Mailing Address 155 Pinewood LN
Montevallo, AL 35115

Property Address 155 Pinewood LN
Montevallo, AL 35115

Date of Sale 09/30/2019
Total Purchase Price \$152,000.00
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
☐ 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 09/30/2019

Print Justin Smitherman

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1