

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

SEND TAX NOTICE TO:
Jackie Boykins
1014 Greenhead Drive
Alabaster, AL 35007

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Three Thousand Three Hundred Fifty-Seven and 50/100 Dollars (\$153,357.50) and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Jackie Boykins, a married man
(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Jackie Boykins, Joy Andrette West and Johnny Cortez West
(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 120, according to the Survey of Mallard Landing, Phase I as recorded in Map Book 51, Page 64A, 64B, 64C, 64D, 64E, and 64F, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, mortgages, set backs, right of ways, defects, conditions and restrictions of record.
\$0.00 of the consideration was paid from a mortgage loan.

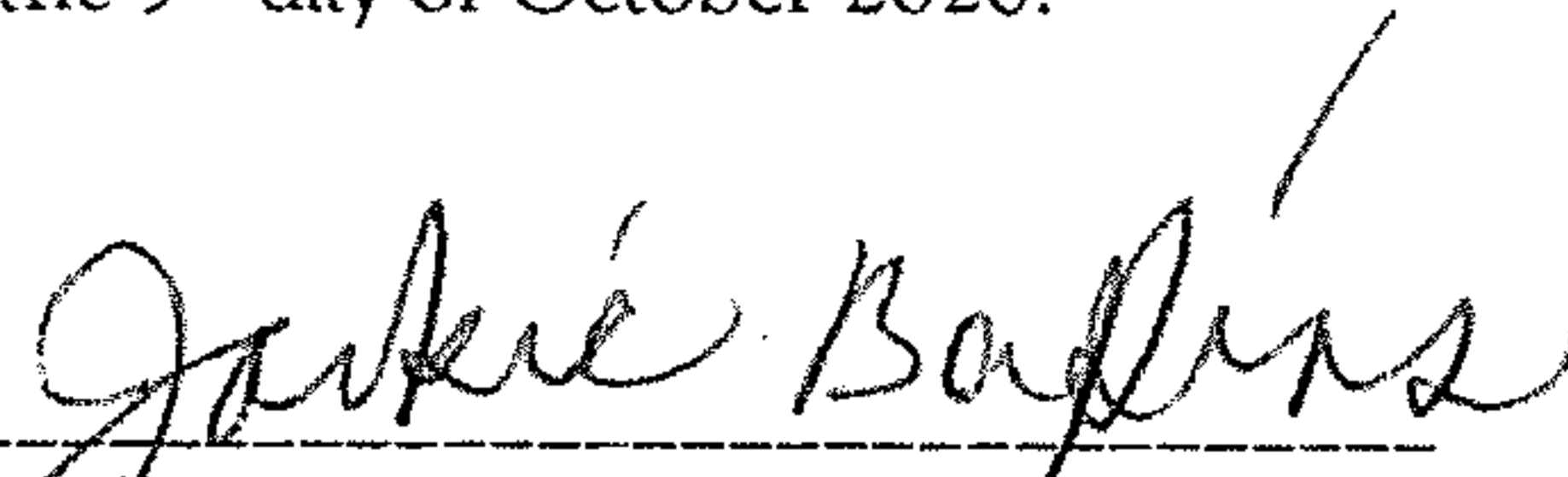
THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR'S SPOUSE

Title to the property hereinabove described is not warranted by the preparer hereof as the document was prepared without the benefit of a title search nor was one requested. This document was prepared solely on information provided by the Grantor.

TO HAVE AND TO HOLD, unto the said GRANTEE as joint tenants, with right of survivorship, successively, 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), upon the death of any one of said GRANTEES the joint tenants, with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving GRANTEE herein named, but if neither GRANTEE herein named survives the other or others, such as in case of death in a common accident, 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, I have set my hand and seal, this the 9th day of October 2020.

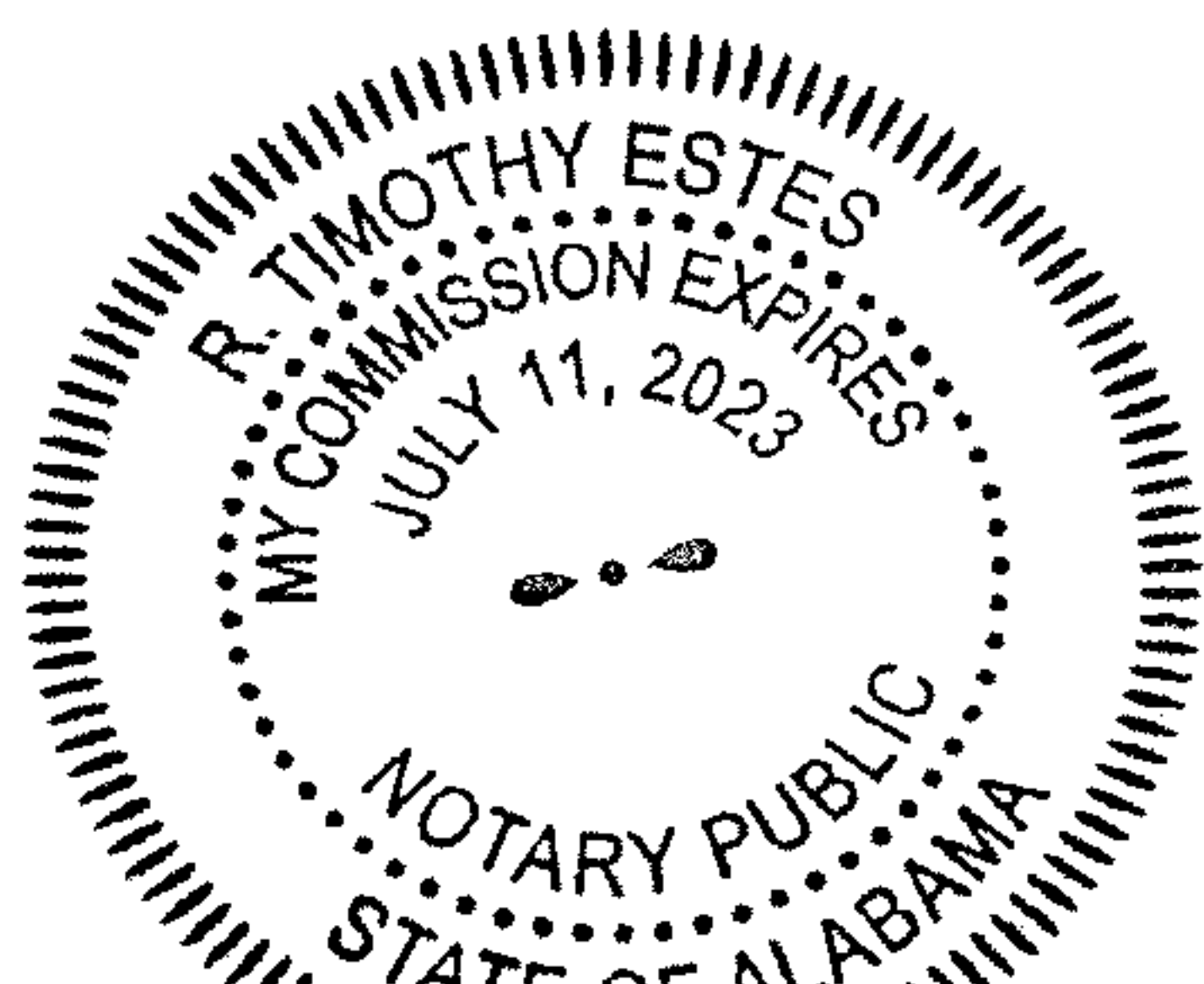


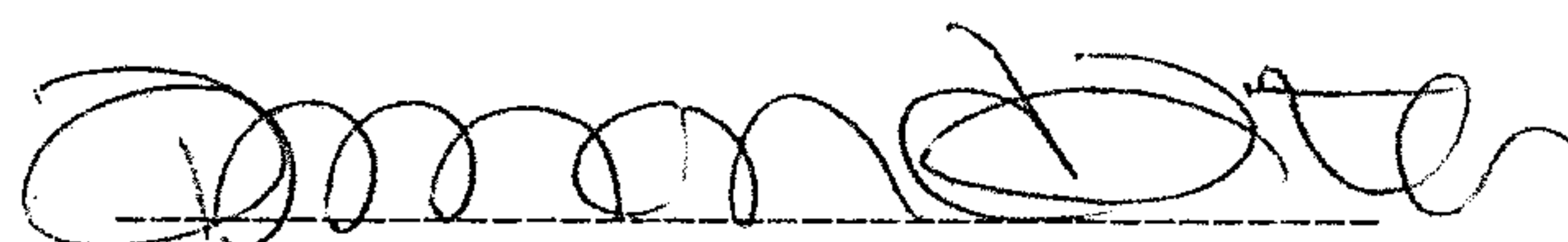
Jackie Boykins

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jackie Boykins whose name 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 9th day of October, 2020.





Notary Public
My Commission Expires: 07/11/23

Real Estate Sales Validation Form

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

Grantor's Name Jackie Boykins
Grantee's Name Jackie Boykins, Joy West, and Johnny West
Mailing Address 1014 Greenhead Drive Alabaster, AL 35007
Property Address 1014 Greenhead Drive Alabaster, AL 35007
Date of Sale
Total Purchase Price \$153,357.50
Actual Value \$
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
[X] Other Assessed Value

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
Unattested
Print Jackie Boykins
Sign Jackie Boykins
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2020 03:26:48 PM
\$179.50 CHARITY
20201013000465380

Alvin S. Boyd