

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.

100 Olde Towne Road, Ste 105  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**

ETHELBERT LEE-SEBASTIAN  
BOYKIN  
108 HEATHER RIDGE DRIVE  
PELHAM, AL 35214

**WARRANTY DEED**

**STATE OF ALABAMA        )**

**SHELBY COUNTY            )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, JEREMY THOMPSON AND DANA THOMPSON, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto ETHELBERT LEE-SEBASTIAN BOYKIN (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 35, ACCORDING TO THE SURVEY OF HEATHER RIDGE, AS RECORDED IN MAP BOOK 17, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$280,000 OF THE PURCHASE PRICE IS SECURED WITH A PURCHASE MONEY MORTGAGE FILED SIMULTANEOUSLY HEREWITH

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that we are lawfully seized in fee simple of said premises; that it is 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 Grantee, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 15<sup>th</sup> day of January, 2021.

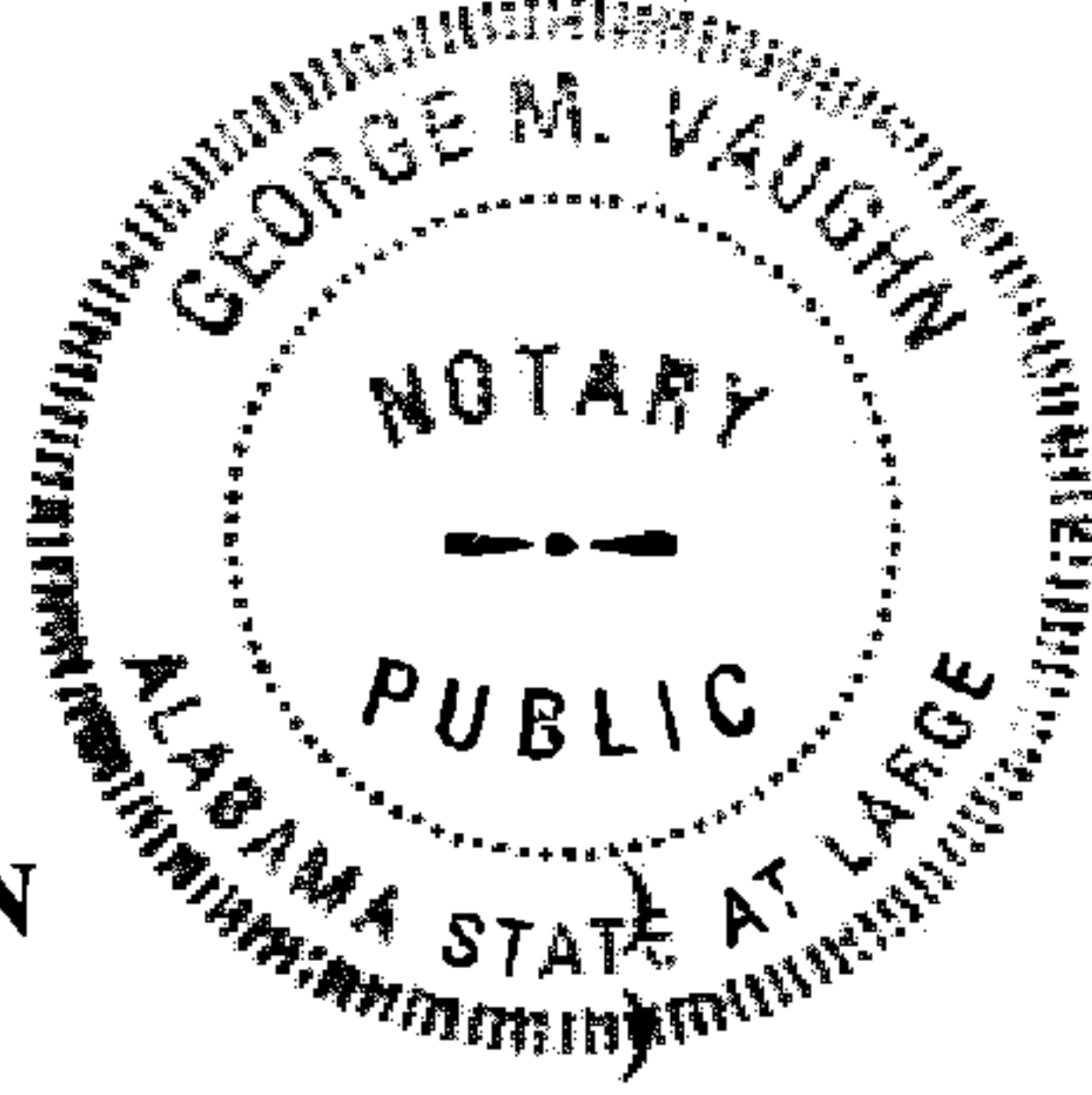
*Jeremy Thompson*  
JEREMY THOMPSON

*Dana Thompson*  
DANA THOMPSON

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JEREMY THOMPSON, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of January, 2021.



*George M. Vaughn*

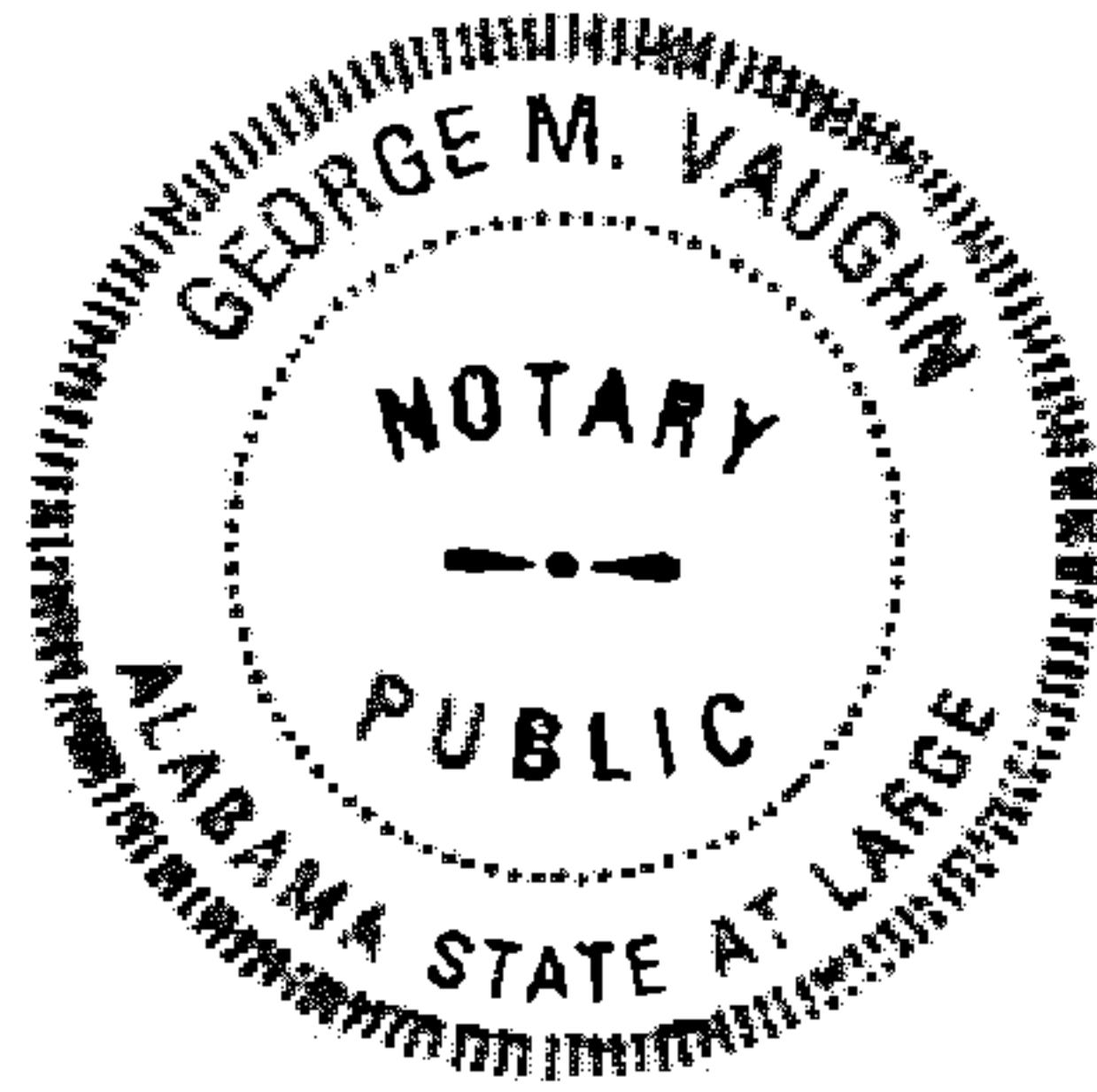
Notary Public

My Commission Expires: 9/18/2021

STATE OF JEFFERSON  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DANA THOMPSON 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of January, 2021.



*George M. Vaughn*

Notary Public

My Commission Expires: 9/18/2021

Real Estate Sales Validation Form

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

Grantor's Name Jeremy Thompson  
Mailing Address 46 George Vaughn  
100 Old Town Road SE 101  
Vestibule AL 35244

Grantee's Name Ethelbert Lee Sebastian Bayler  
Mailing Address 108 Heather Ridge Drive  
Pelham AL 35124

Property Address 108 Heather Ridge Drive  
Pelham AL 35124

Date of Sale 1/25/2021  
Total Purchase Price \$ 280,000  
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 1/25/2021

Print George Vaughn

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2021 09:30:16 AM  
\$29.00 CHERRY  
20210127000043820

Alexis Bayler