

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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **April 9, 2021**.

Edward Raymond Boyd III
Edward Raymond Boyd III

Jennifer Monique Pilkerton Boyd
Jennifer Monique Pilkerton Boyd

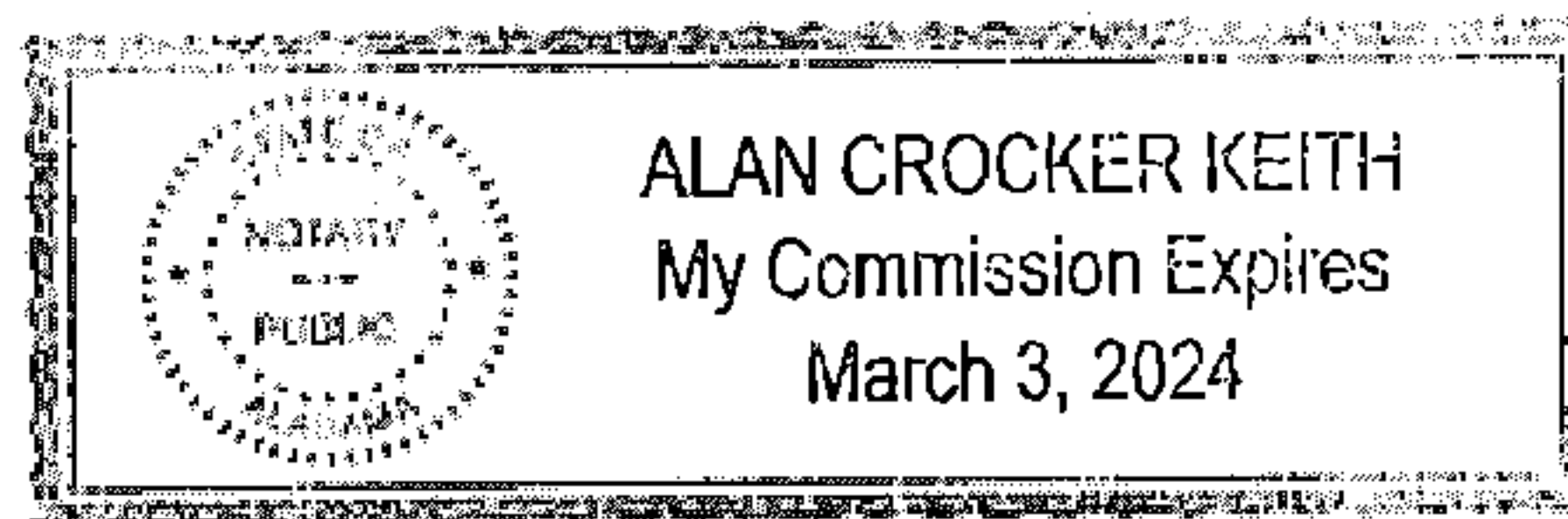
STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Edward Raymond Boyd III and Jennifer Monique Pilkerton 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **April 9, 2021**.

[Signature]

NOTARY PUBLIC
My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form

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

Grantor's Name Edward Raymond Boyd III
Mailing Address Jennifer Monique Pilkerton Boyd
169 Davila Drive
Montevallo, AL 35115

Grantee's Name Michael S. Osborn
Mailing Address Pamela M. Osborn
22-223rd Street SW
Bothell, WA 98021

Property Address 150 Posawi Circle
Montevallo, AL 35115

Date of Sale 04/08/2021
Total Purchase Price \$187000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2021 08:49:01 AM
\$215.00 CHERRY
20210412000180330

Edward S. Boyd

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 4/9/21

Print Jeff W. Parmer

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one