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07/07/2021 11:52:58 AM  
DEEDS 1/3

Document Prepared By:  
**Shannon R. Crull, P. C.**  
**3009 Firefighter Lane**  
**Birmingham, Alabama 35209**

Send Tax Notice To:  
**Jason & Michelle Bostic**  
**1513 Southern Dr**  
**Birmingham Al 35242**

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

**STATE OF ALABAMA** }  
**COUNTY OF SHELBY** }  
**DK211186** }      KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Nine Thousand Nine Hundred Dollars and NO/100 (\$309,900.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Gerald Gerard Miranda, as Personal Representative of the Estate of Camille L. Miranda, Shelby County Probate Case No. PR-2020-000807**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Jason Arthur Bostic and Michelle Renee Bostic** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**Lot 34, according to the Survey of Oak Ridge, 2nd Sector, as recorded in Map Book 10, Page 50, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Camille Miranda a/k/a Camille L. Miranda, was the surviving grantee of the deed recorded in Book 292, Page 380. Camille Miranda passed away on or around February 28, 2020. The other grantee, Vincent J. Miranda, in the deed recorded in Book 292, Page 380, passed away on or around December 23, 2007. \$294,405.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and my heirs executors and administrators and any interested party in the Estate of Camille L. Miranda, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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.

M211186

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this  
6 day of July, 2001.

*Gerald Gerard Miranda*

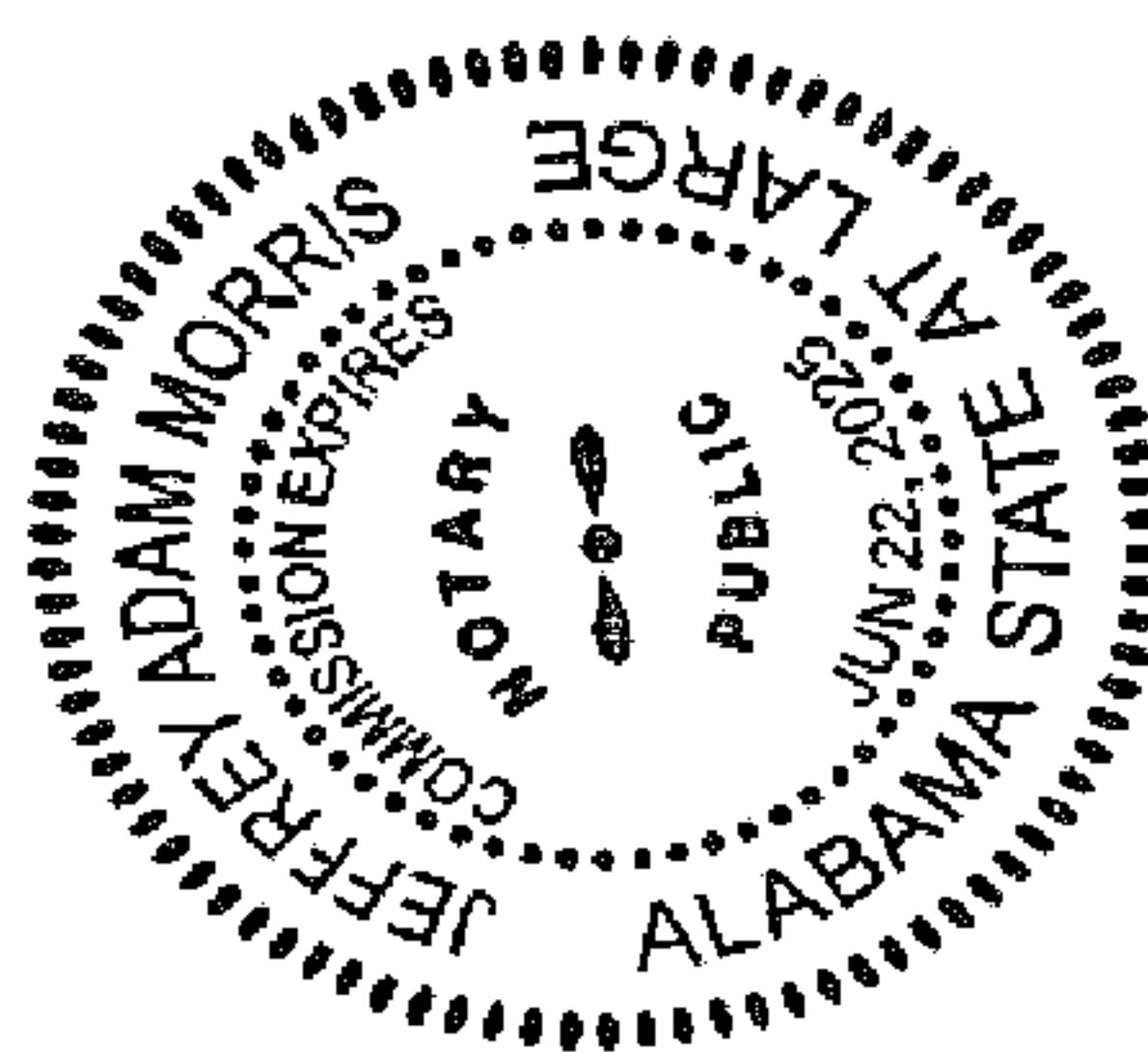
STATE OF Al  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Gerald Gerard Miranda, whose name as Personal Representative of the Estate of Camille L. Miranda, Shelby County Probate Case No. PR-2020-000807** is signed to the foregoing deed 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 in his capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of July, 2021

### Notary Seal

Notary Public  
My commission expires:



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name The Estate of Camille L. Miranda Grantee's Name

Jason Arthur Bostic  
Michelle Renee BosticMailing Address 1513 Southern Dr  
Birmingham AL 35242 Mailing Address1513 Southern Dr  
Birmingham AL 35242

Property Address Date of Sale

July 6th, 2021

1513 Southern Dr, Birmingham, AL 35242

Total Purchase Price

\$309,900.00

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 Appraisal Sales Contract Other 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

7/6/21

Print

Jeff Novis

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/07/2021 11:52:58 AM  
\$43.50 CHERRY  
20210707000328970

Allen S. Bostic