

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Lois Hamrick
1037 Wyndham Ln
Helena, AL 35080

20221031000407720
10/31/2022 12:06:31 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty-Nine Thousand And No/100 Dollars (\$239,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Bill Boycott and Sue Boycott, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lois Hamrick (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 84, according to the Survey of Wyndham-Wilkerson Sector, as recorded in Map Book 22, Page 143, 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.

Subject to a third party mortgage in the amount of \$120,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27th day of Oct, 2022

20221031009407720 10/31/2022 12:06:31 PM DEEDS 2/3

Bill Boycott
Bill Boycott

Sue Boycott by Bill Boycott, her attorney in fact
Sue Boycott, by Bill Boycott, Her Attorney in Fact

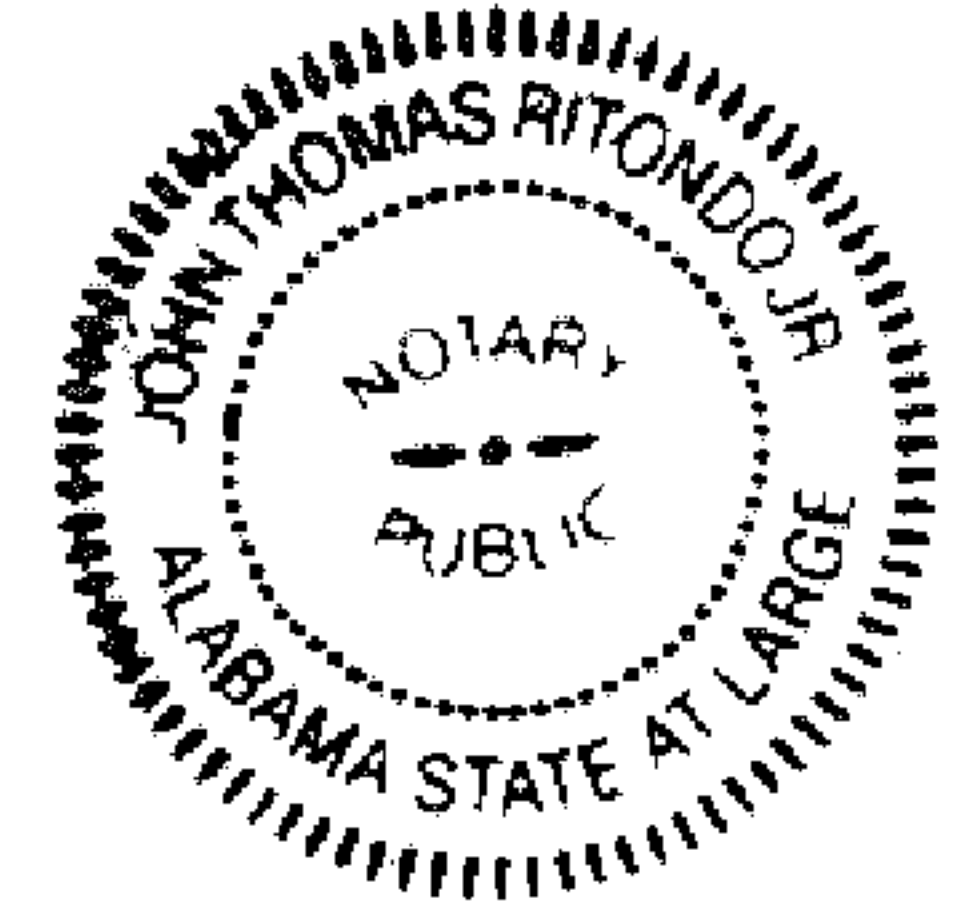
STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill Boycott 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of Oct, 2022

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023



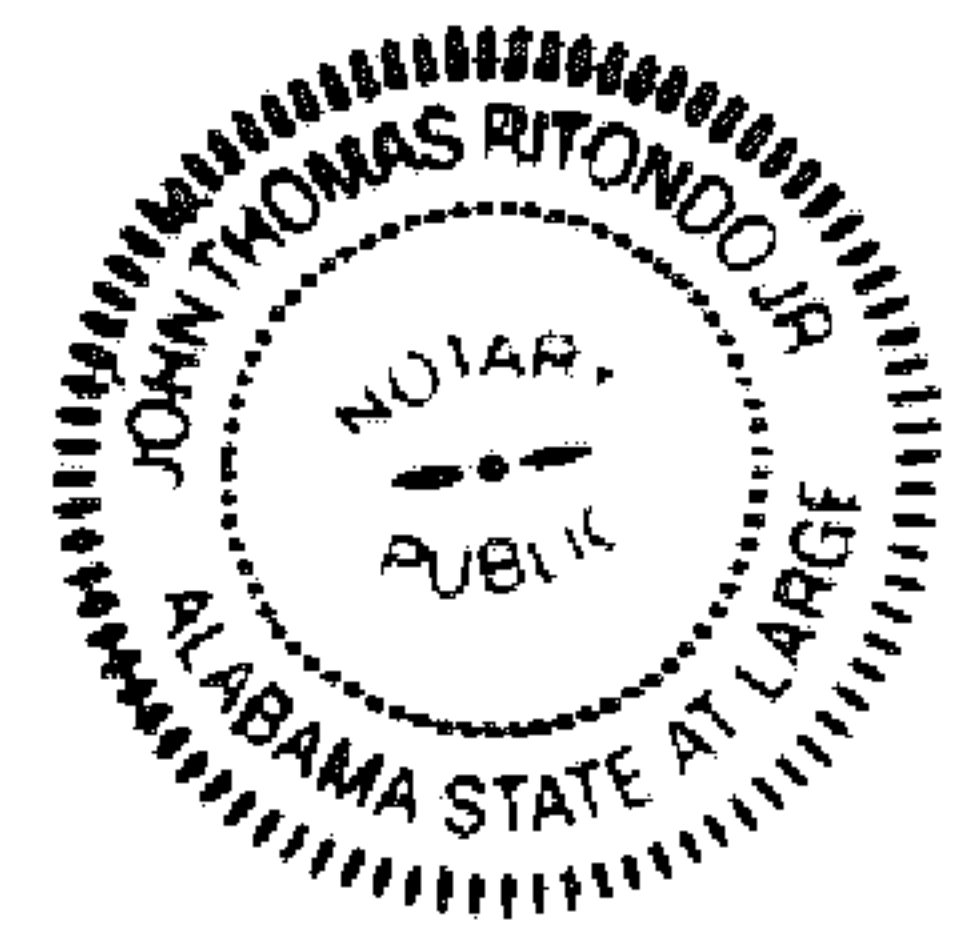
STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill Boycott whose name as Attorney in Fact for Sue Boycott 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 and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 27th day of Oct, 2022

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20221031000407720 10/31/2022 12:06:31 PM DEEDS 3/3

Grantor's Name Bill Boycott and Sue Boycott

Grantee's Name Lois Hamrick

Mailing Address 1057 Wyndham Ln
Helena, AL 35080

Mailing Address 1037 Wyndham Ln
Helena, AL 35080

Property Address 1037 Wyndham Ln
Helena, AL 35080

Date of Sale October 27, 2022

Total Purchase Price \$239,000.00

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

___ Appraisal

___ Sales Contract

___ Other: _____

X 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 - Bill Boycott and Sue Boycott, . .

Grantee's name and mailing address - Lois Hamrick, 1037 Wyndham Ln, Helena, AL 35080.

Property address - 1037 Wyndham Ln, Helena, AL 35080

Date of Sale - October 27, 2022.


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.

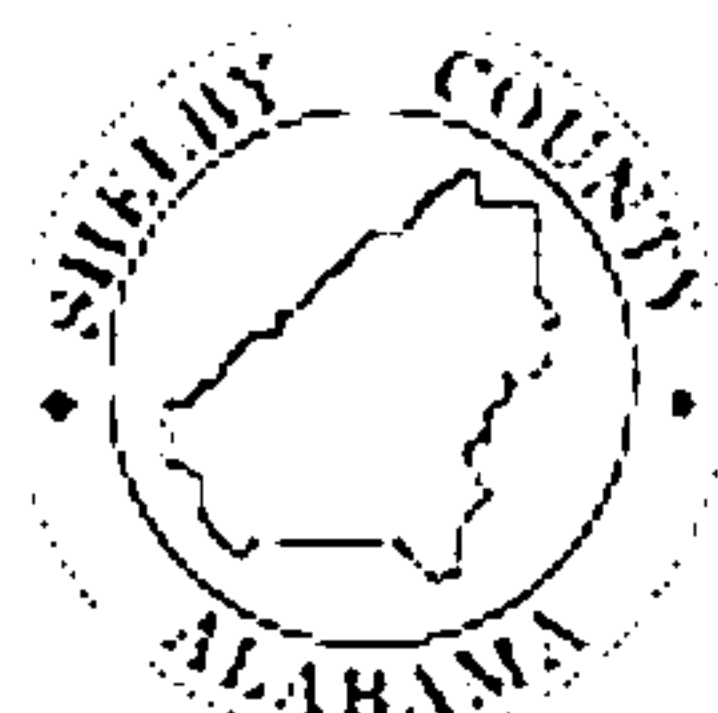
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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 with 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: October 27, 2022

Sign  Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2022 12:06:31 PM
\$147.00 JOANN
20221031000407720

Allen S. Bayl