

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Sandra T. Boykin
P. O. Box 742
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY NINE THOUSAND THREE HUNDRED SEVENTY DOLLARS AND NO CENTS (\$39,370.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, *Sandra Kay Boykin, a single woman* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Matthew T. Boykin and Sandra Kay Boykin* (herein referred to as *Grantees, as joint tenants with right of survivorship*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 7, according to the Map of Rice Acres, Sector Two, as recorded in Map Book 5, Page 87, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022, and subsequent years not yet due and payable.
2. Easements, restrictions, rights of way, and permits of record shown on recorded plat.
3. Riparian Rights, if any, in and to the use of Lay Lake.

Grantor herein is the surviving grantee in instrument 1999-26102.

The other grantee John T. Boykin, Jr. having died March 15, 2010.

THE ABOVE-DESCRIBED PROPERTY BEING TAX PARCEL 32-4-18-0-001-005.000 IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, 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) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of December 2022.

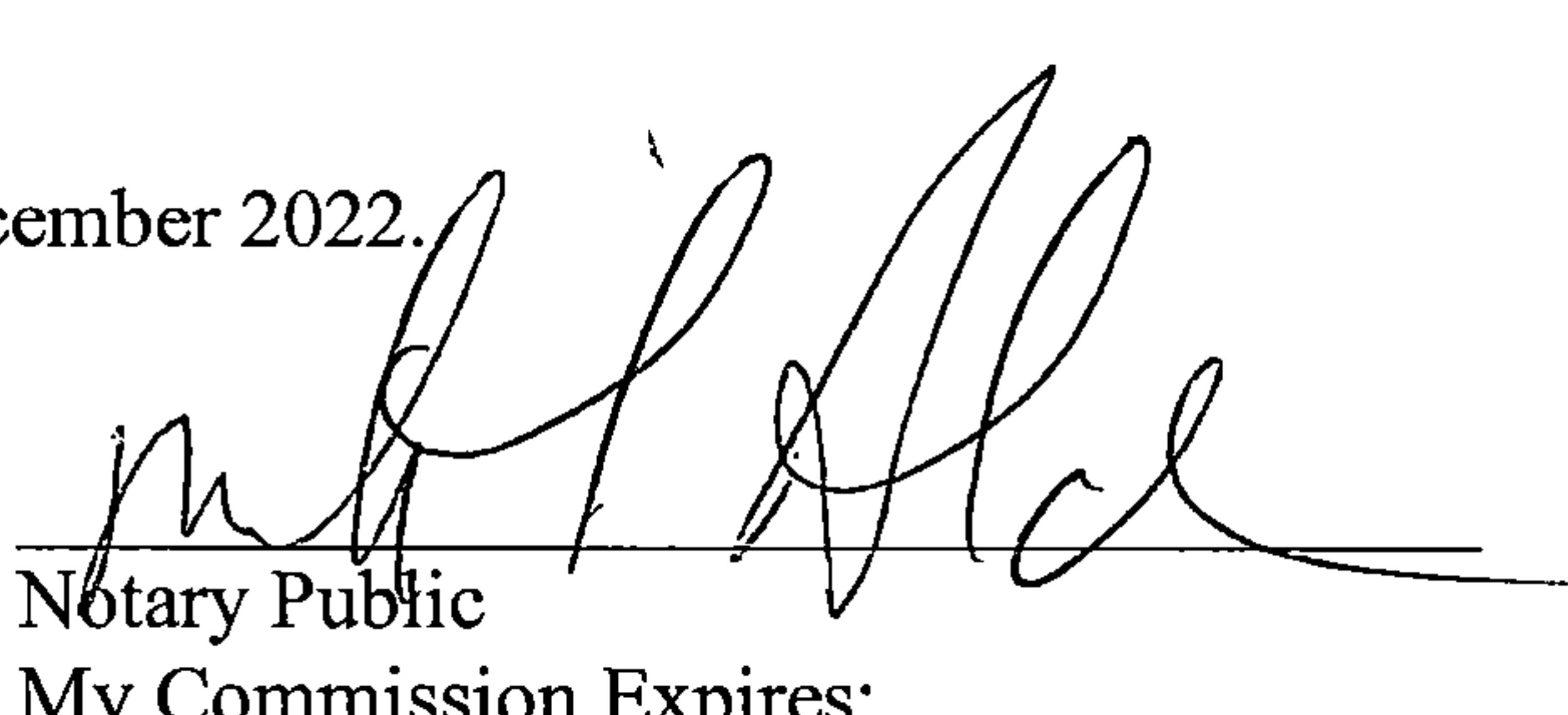

Sandra Kay Boykin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Sandra Kay Boykin*, whose name is 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December 2022.




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
Mailing Address

Sandra Boykin
P. O. Box 742
Shelby, AL 35143

Property Address

1 Hwy 40
Shelby, AL 35143



20230201000026270 2/2 \$64.50
Shelby Cnty Judge of Probate, AL
02/01/2023 10:05:42 AM FILED/CERT

Grantee's Name
Mailing Address

Matthew T. Boykin
Sandra Boykin
P. O. Box 742
Shelby, AL 35143

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 39,370.00

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 1/2 value of Assessor's 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 12-7-22

Print SANDRA KAY BOYKIN

Unattested

(verified by)

Sign Sandra Kay Boykin

(Grantor/Grantee/Owner/Agent) circle one