

**This instrument was prepared by:**  
Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
Cynthia Vilardi and Nicholas Vilardi  
4544 Eagle Point Drive  
Birmingham, AL 35242

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED FORTY EIGHT THOUSAND AND 00/100 DOLLARS (\$648,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**Charles W. Boyd and Julia W. Boyd, a married couple**

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

**Cynthia Vilardi and Nicholas Vilardi**

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 11, according to the Map and Survey of Eagle Point, First Sector, Phase 1, as recorded in Map Book 14, Page 114 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

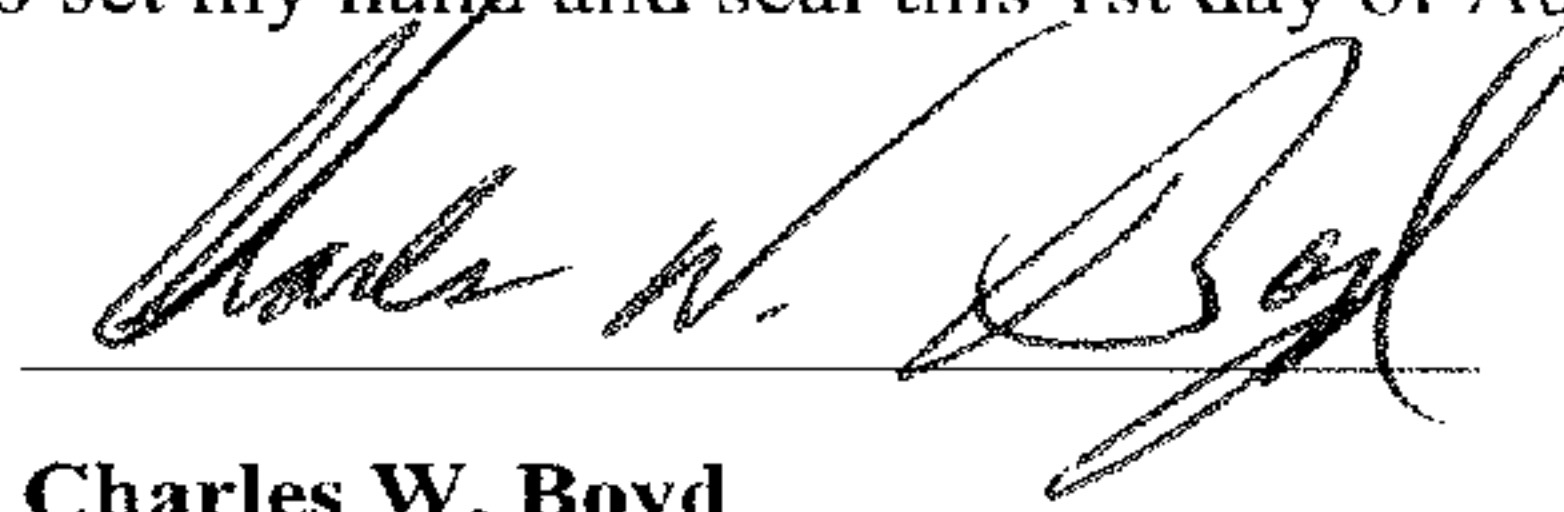
**SUBJECT TO ALL MATTERS OF RECORD**

**\$624,834.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

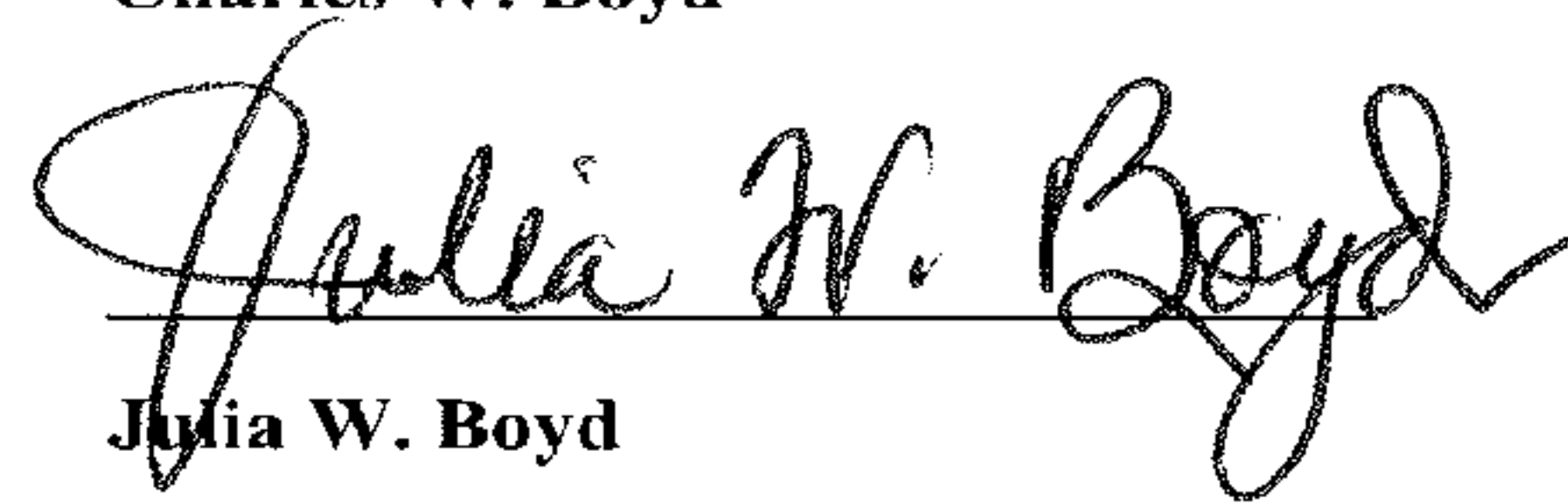
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of August, 2025.



Charles W. Boyd



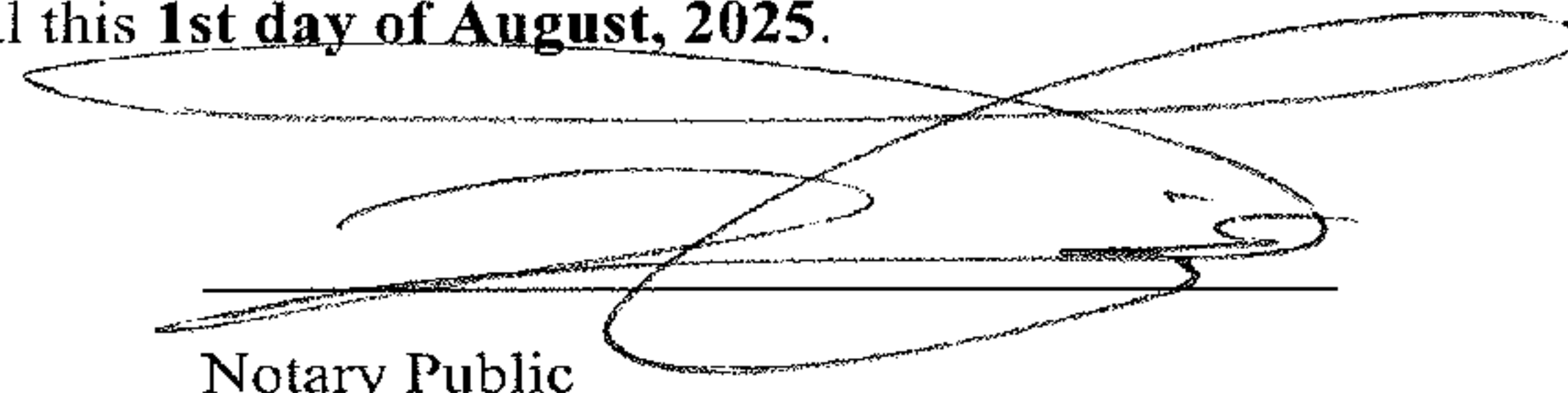
Julia W. Boyd

STATE OF ALABAMA

COUNTY OF JEFFERSON

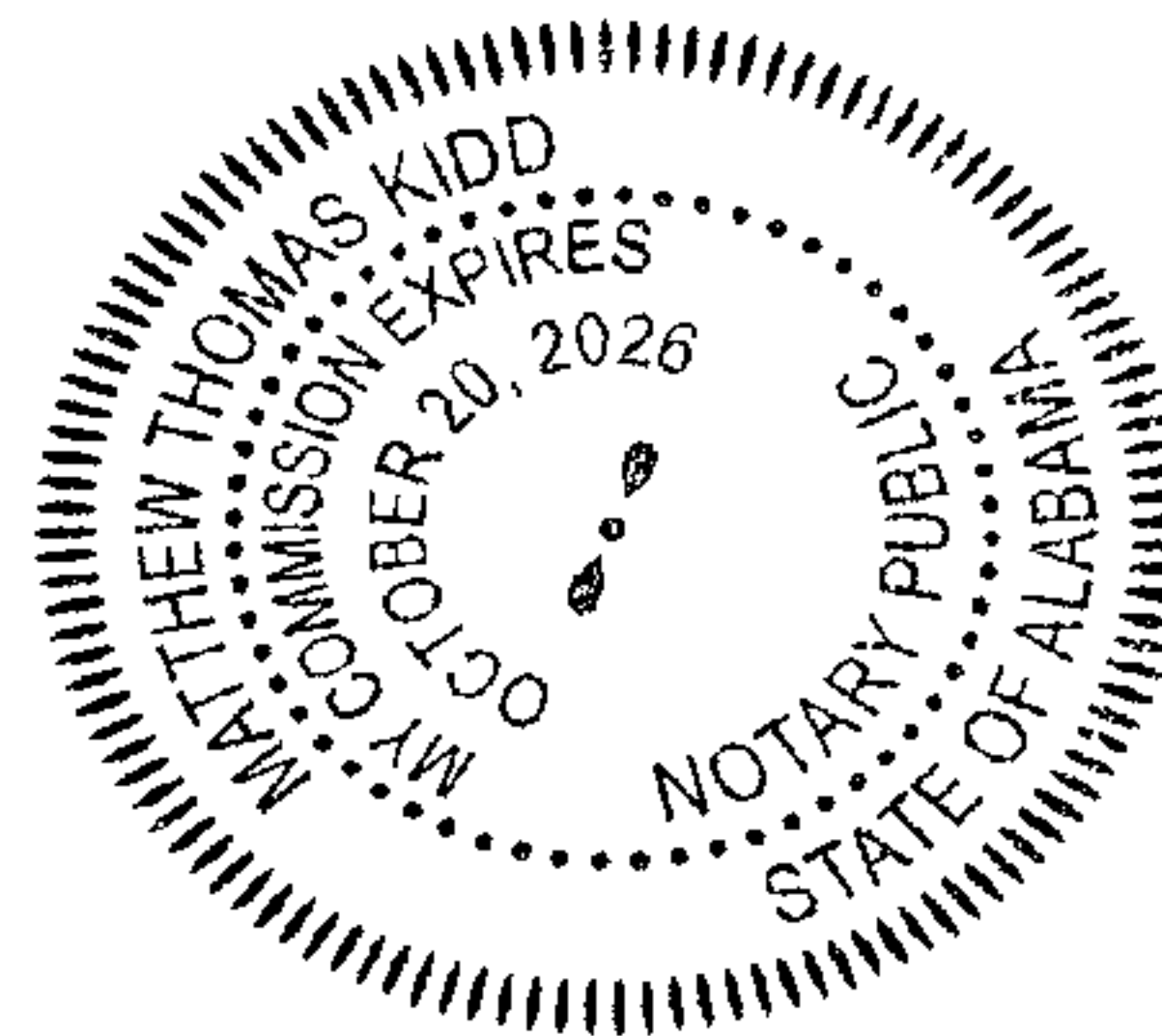
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles W. Boyd and Julia W. Boyd**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

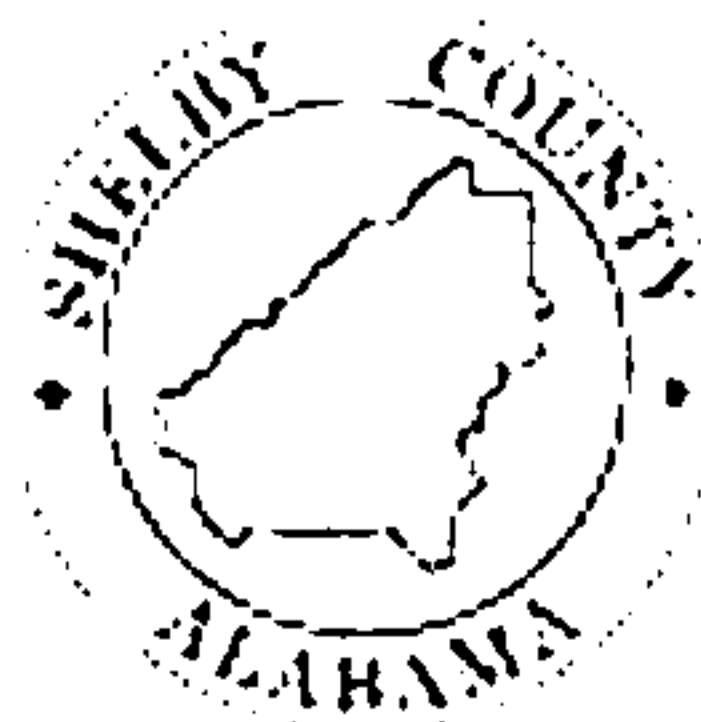
Given under my hand and official seal this **1st day of August, 2025**.



Notary Public

My Commission Expires:





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/04/2025 11:35:38 AM  
 \$676.00 PAYGE  
 20250804000236640

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name Charles W. Boyd and Julia W. Boyd  
 Mailing Address 3114 Whitby Lane  
Birmingham, AL 35242  
 Property Address 4544 Eagle Point Drive  
Birmingham, AL 35242

Grantee's Name Cynthia Vilardi and Nicholas Vilardi  
 Mailing Address 4544 Eagle Point Drive  
Birmingham, AL 35242

Date of Sale August 1, 2025  
 Total Purchase Price \$648,000.00  
 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  
☐ Sales Contract

☐ Appraisal  
☐ 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 August 1, 2025

Print

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) Circle one

Form RT-1