

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

BHM1201158

Send tax notice to:
Clifton S. Barnes
413 Dogwood Cove
Alabaster, Alabama 35007
File No. BHM1201158

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

20130104000006930 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
01/04/2013 02:19:46 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) in hand paid to the undersigned, **Wilma J. Stewart, an unmarried woman** (hereinafter referred to as "Grantor"), by **Clifton S Barnes, a single man** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Park Forest Subdivision, 2nd Sector, as recorded in Map Book 16, Page 84, in the Probate Office of Shelby County, Alabama.

Wilma J. Stewart is the surviving grantee of that certain Warranty Deed dated July 8, 1994, and recorded in Instrument No. 1994-21992. The other grantee, Larry D. Stewart, having died on or about the 26th day of December, 2011.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

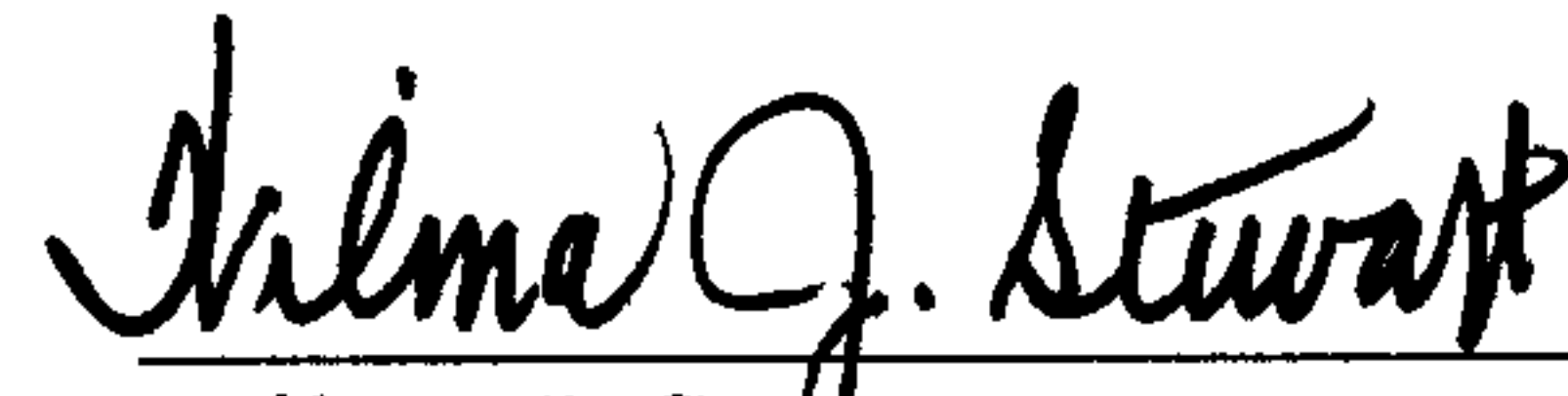
\$128,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$32.00

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor, Wilma J. Stewart, has set her signature and seal on this, the 2nd day of January, 2013.



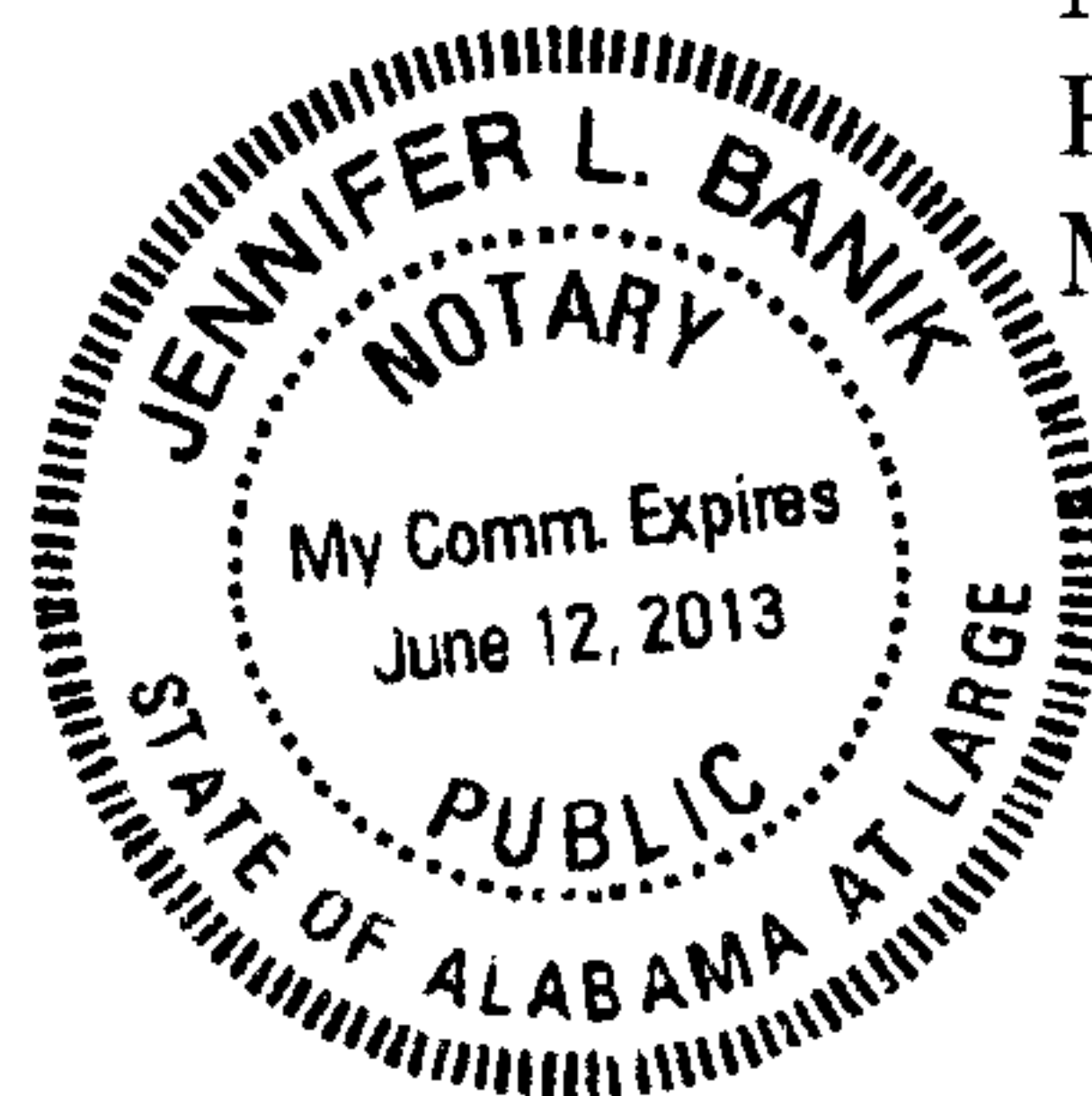
Wilma J. Stewart

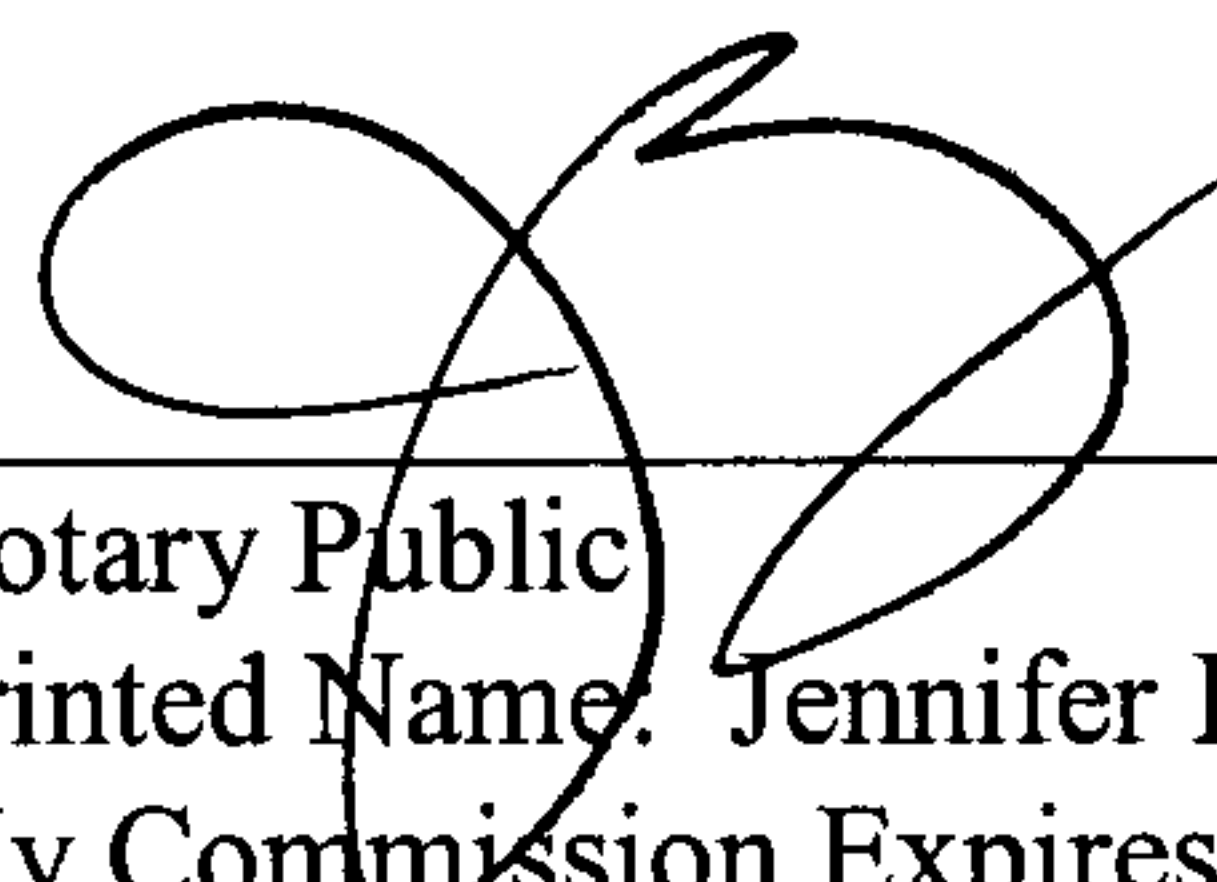
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilma J Stewart, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this, the 2nd day of January, 2013.

[NOTARIAL SEAL]





Notary Public
Printed Name: Jennifer L. Banik
My Commission Expires: 06/12/2013


20130104000006930 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
01/04/2013 02:19:46 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Wilma J. Stewart
Mailing Address 627 Round Road
Maylene, AL 35117

Grantee's Name Clifton S. Barnes
Mailing Address 413 Dogwood Cove
Alabaster, AL
35007

Property Address 413 Dogwood Cove
Alabaster, AL
35007

Date of Sale 1-2-13
Total Purchase Price \$ 160,000.00

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
☒ 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

20130104000006930 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
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Grantor's name and mailing address - provide the name of the person 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 1-3-13

Print Jennifer Bonik

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1