

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

BHM1400434


Send tax notice to:

Connie Allen Romager
5213 English Way
Birmingham, AL 35242

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

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED


20140902000275120 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
09/02/2014 02:32:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty Five Thousand and 00/100 Dollars and 00/100 Dollars (\$255,000.00) in hand paid to the undersigned, **Thomas G. Ong and Rebecca L. Ong, Husband and Wife**, acting through Max Bahos, their attorney-in-fact (hereinafter referred to as "Grantors"), by **Connie Allen Romager** (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 47, according to the 1st Amended Plat of Final Record Plat of Greystone Farms, English Turn Sector, Phase I, as recorded in Map Book 19, Page 142, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

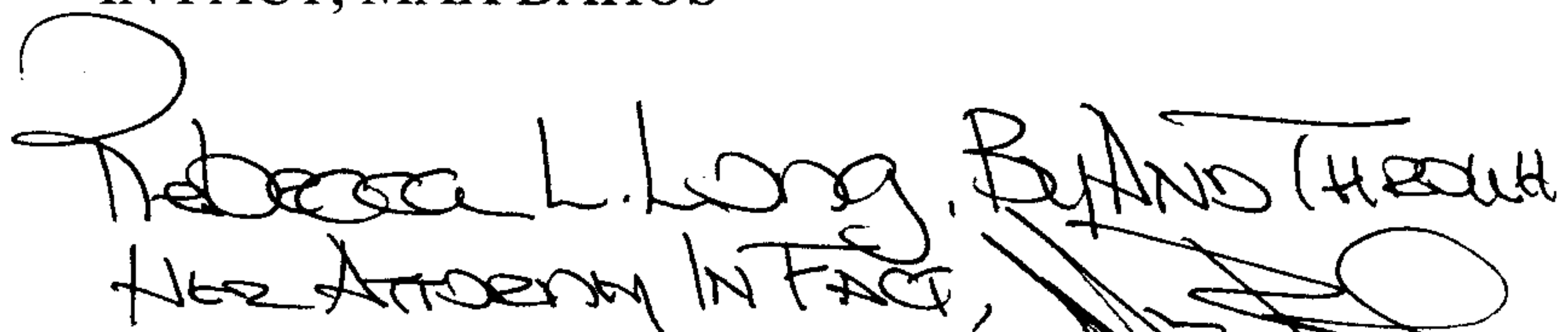
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors, Thomas G. Ong and Rebecca L. Ong, by MAX BAHOS, as attorney-in-fact, have hereunto set his signature and seal on this the 28th day of August, 2014.


HIS ATTORNEY IN FACT,

THOMAS G. ONG
BY AND THROUGH HIS ATTORNEY
IN FACT, MAX BAHOS


HER ATTORNEY IN FACT,

REBECCA L. ONG
BY AND THROUGH HER ATTORNEY
IN FACT, MAX BAHOS

Shelby County, AL 09/02/2014
State of Alabama
Deed Tax: \$55.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , Max Bahos, whose name as attorney in fact for Thomas G. Ong and Rebecca L. Ong, 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, he, in his capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Thomas G. Ong and Rebecca L. Ong on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2014.

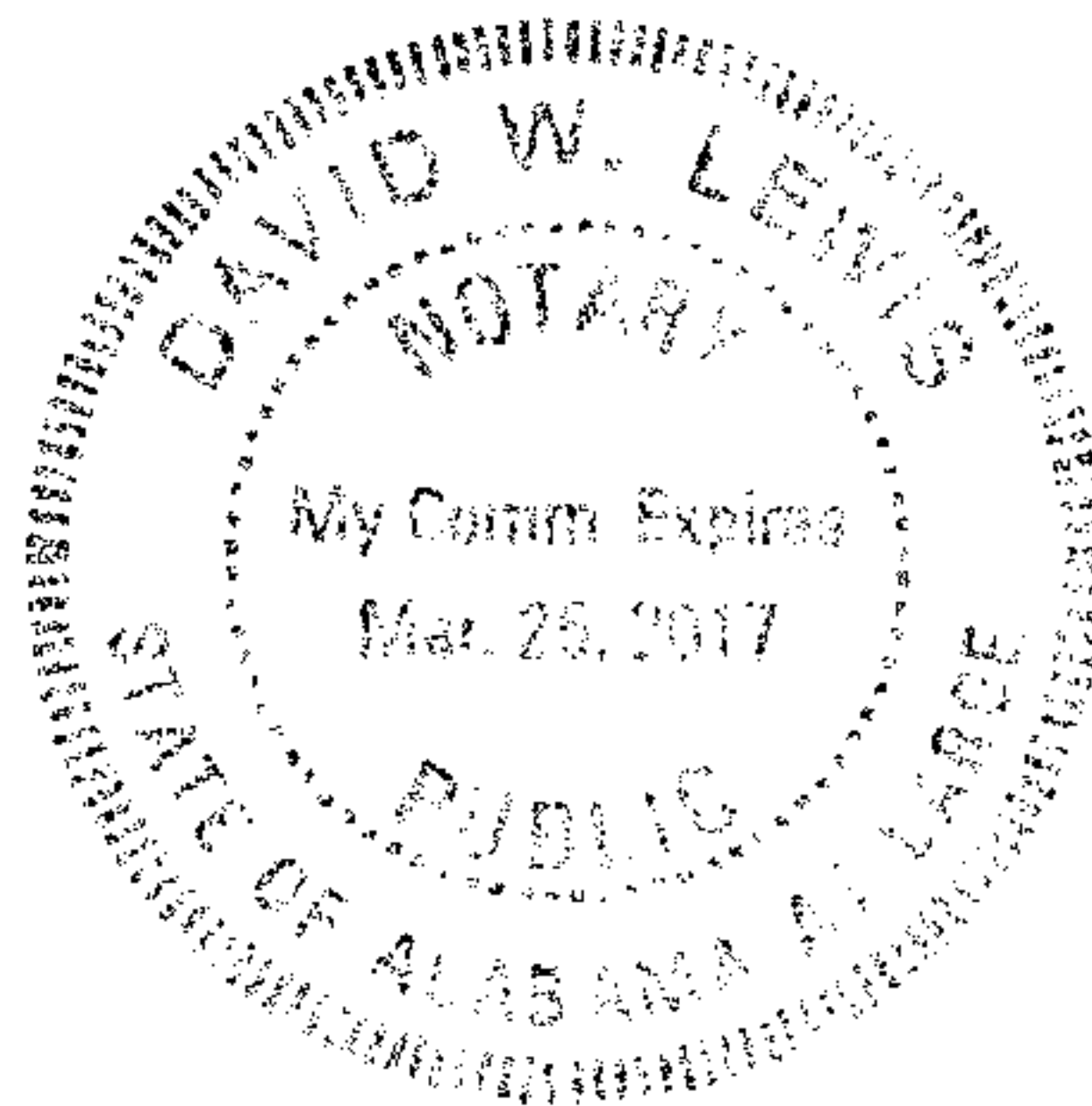


Notary Public

Print Name: *DAVID W. LEWIS*

Commission Expires:

3/25/17



20140902000275120 2/3 \$75.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name: Thomas G. Ong and Rebecca L. Ong
Mailing Address: 4120 Crescent Cir
Birmingham, AL 35242

Grantee's Name: Connie Allen Romager
Mailing Address: 5213 English Way
Birmingham, AL 35242

Property Address: 5213 English Way
Birmingham, AL 35242

Date of Sale: 8/28/2014
Total Purchase Price \$255,000.00

Actual Value: \$_____

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: 8/28/2014

Print: Michelle Pouncey

☐ Unattested

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

20140902000275120 3/3 \$75.00
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Form RT-1