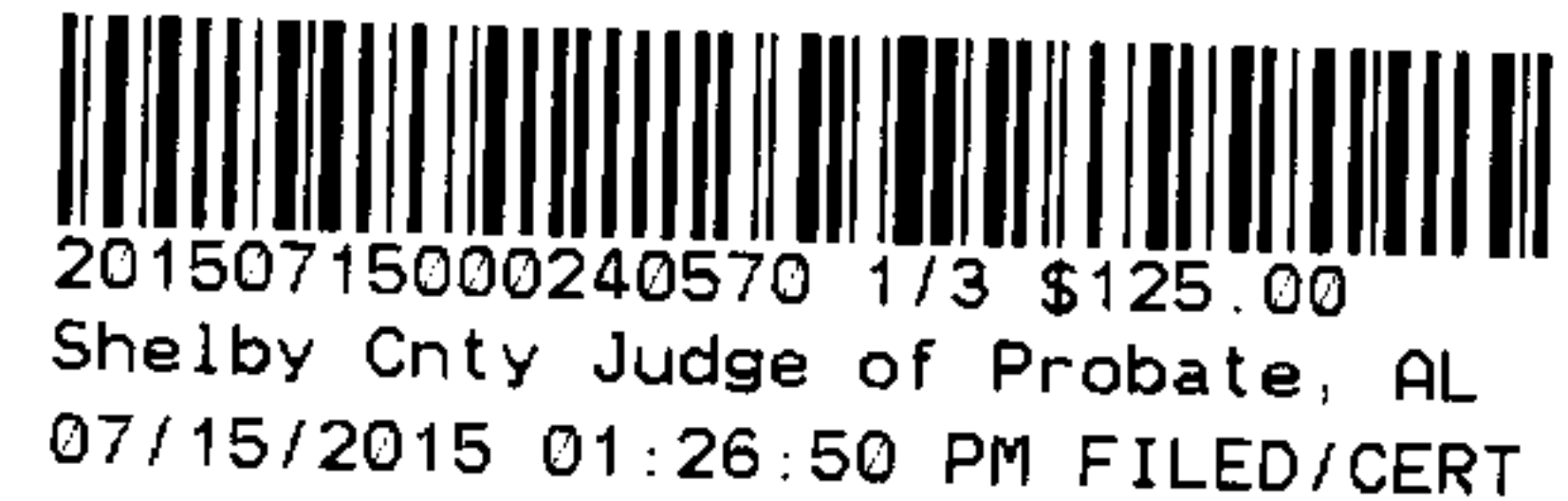


BHM1500346-0

Send tax notice to:
William S. Leach
306 West Hartwood Drive
Rainbow City, AL 35906
File No. BHM1500346-O

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00) in hand paid to the undersigned, **Jamey Schollian Nowlin fka Jamey L. Schollian and Newman R. Nowlin, III, wife and husband** (hereinafter referred to as "Grantors"), by William S. Leach (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 117, according to the Survey of Rossburg Townhomes, Sector 2, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

Jamey Schollian Nowlin is one and the same person as Jamey L. Schollian, grantee in that certain deed dated 07/19/2006 and recorded in Instrument No. 2006-367000, Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTORS.

\$-0- OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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


The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they



20150715000240570 2/3 \$125.00
 Shelby Cnty Judge of Probate, AL
 07/15/2015 01:26:50 PM FILED/CERT

have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Jamey Schollian Nowlin fka Jamey L. Schollian and Newman R. Nowlin, III, wife and husband have set their signatures and seals on this the 10th day of July, 2015.


 Jamey Schollian Nowlin
 fka Jamey L. Schollian


 Newman R. Nowlin, III


STATE OF ALABAMA)
 :
 COUNTY OF JEFFERSON')

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Schollian Nowlin fka Jamey L. Schollian and Newman R. Nowlin, III, wife and husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of July, 2015.



[NOTARIAL SEAL]


 Notary Public
 Print Name: Caitlin Hardee Graham
 Commission Expires: April 14, 2019

Real Estate Sales Validation Form

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

Grantor's Name Jamey Schollan Nowlin &
Mailing Address Newman R. Nowlin, III
4956 Meadow Brook Road
Birmingham, AL 35244

Grantee's Name William S. Leach
Mailing Address 306 West Hartwood Drive
Rainbow City, AL 35906

Property Address 2074 Roszburg Place
Calera, AL 35040

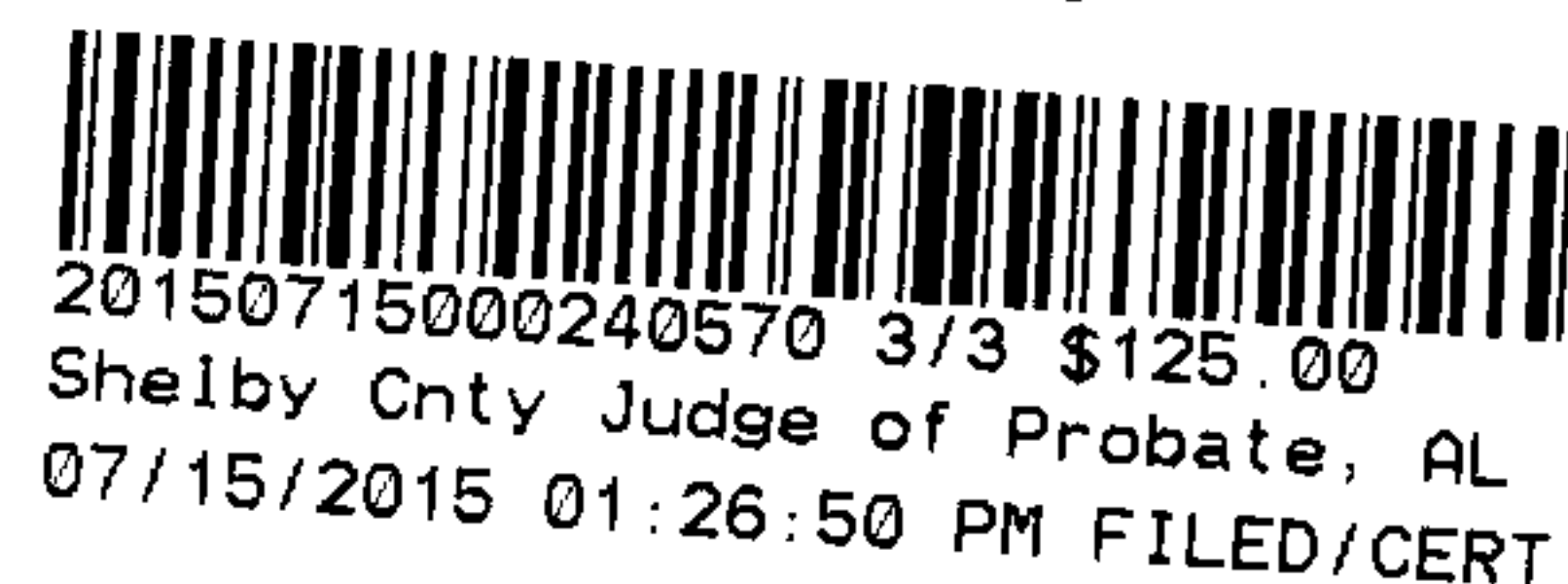
Date of Sale July 10, 2015
Total Purchase Price \$ 105,000.00

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.

BHM1500346-0

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 7/10/15

Print By: Caitlin Hardee Graham, as agent for Reli Title

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1