

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

BHM1500366-O

20150715000240650 1/3 \$41.50  
Shelby Cnty Judge of Probate, AL  
07/15/2015 01:26:58 PM FILED/CERT

Send tax notice to:  
Anthony S. & Melissa D. Jones  
1465 Ballantrae Club Drive  
Pelham, AL 35124  
File No. BHM1500366-O

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

State of Alabama  
County of Shelby

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Two Thousand and 00/100 Dollars (\$422,000.00) in hand paid to the undersigned **Andrea Lynn Hall, an unmarried woman** (hereinafter referred to as "Grantor"), by **Anthony S. Jones and Melissa D. Jones, husband and wife** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1215, according to the Final Plat of Manors of Ballantrae Club Drive, as recorded in Map Book 36, Page 82, in the Probate Office of Shelby County, Alabama.**

**Andrea Lynn Hall is one and the same person as Andrea L. Hall.**

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 GRANTOR.

**\$400,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY.**

**TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.**

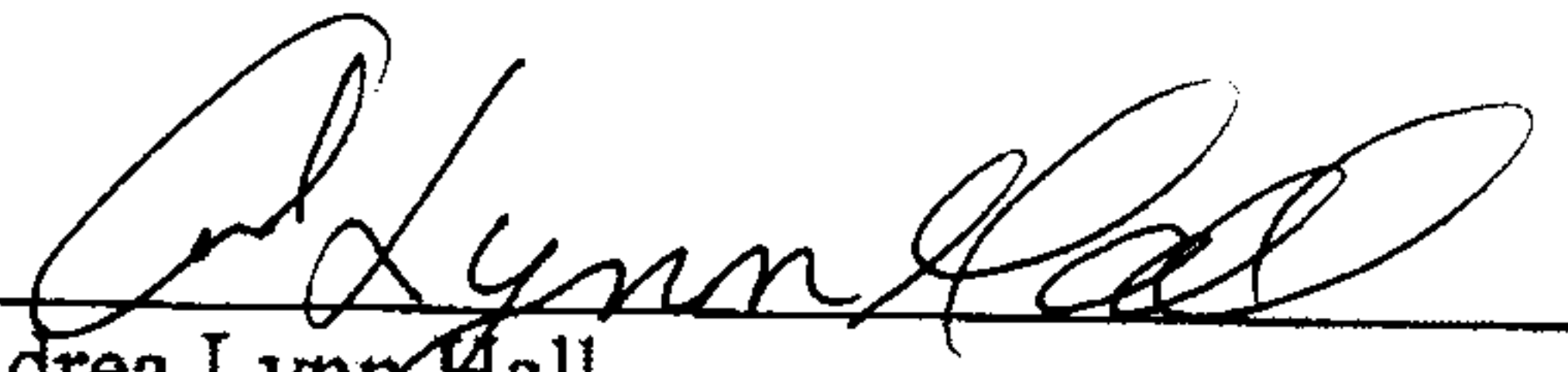
The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as noted above; that she has a good right to sell and convey the same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

Shelby County, AL 07/15/2015  
State of Alabama  
Deed Tax: \$21.50



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IN WITNESS WHEREOF, Grantor, Andrea Lynn Hall, an unmarried woman has hereunto set her signature and seal on July 10, 2015.

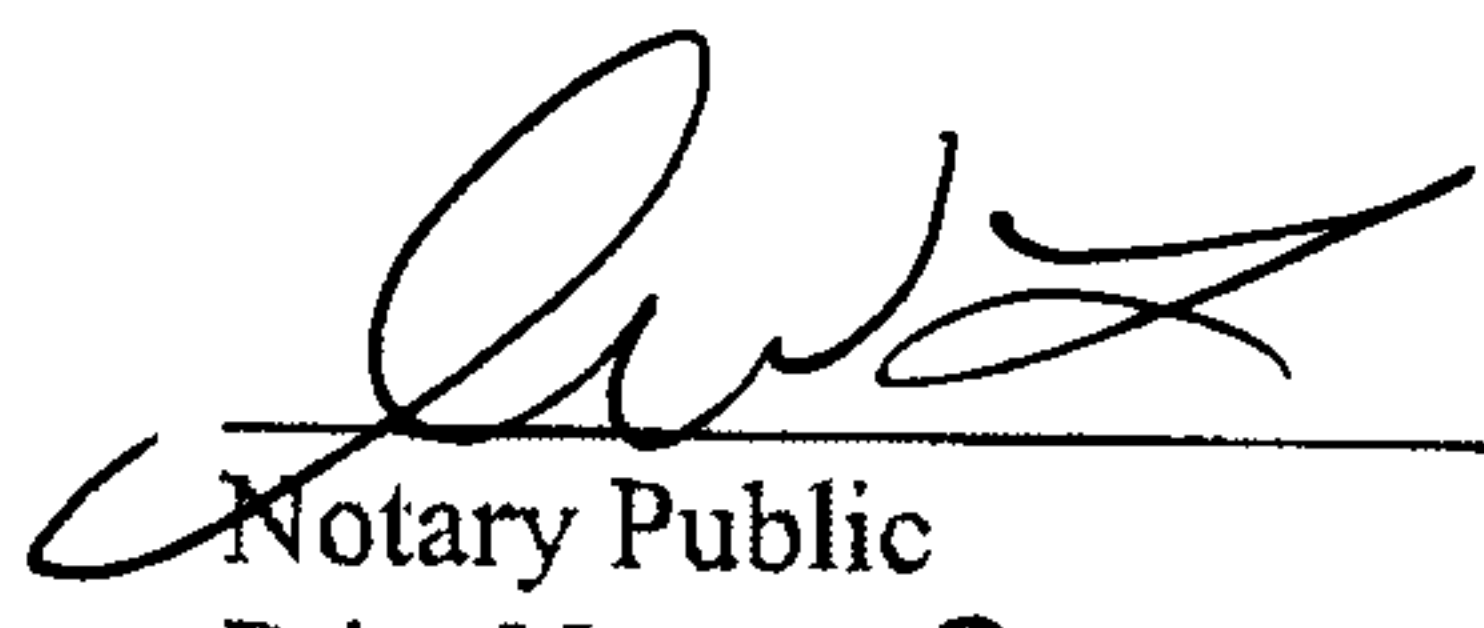
  
\_\_\_\_\_  
Andrea Lynn Hall

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea Lynn Hall, 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 10<sup>TH</sup> day of July, 2015.

(NOTARIAL SEAL)

  
\_\_\_\_\_  
Notary Public  
Print Name: DAVID W. LEWIS  
Commission Expires:

3/25/17





# Real Estate Sales Validation Form

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

Grantor's Name ANDREA LUNN HALL  
Mailing Address 791 HWY 31 S  
ARABASTON, AL 35007

Grantee's Name ANTHONY S. JONES  
Mailing Address AND MELISSA D. JONES  
1465 BAUNTER CWR DR  
PERHAM AL 35124

Property Address 1465 BAUNTER CWR DR  
PERHAM, AL 35124

Date of Sale 7-10-15

Total Purchase Price \$ 422,000

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

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 DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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