

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 100
Birmingham, Alabama 35243


20150918000327560 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/18/2015 12:07:38 PM FILED/CERT

Send tax notice to:
Kayla Danielle Adams
Larry Dion Grimes
401 Powers Road
Wilsonville, Alabama 35186
File No. BHM1500369

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 Eighty Five Thousand and 00/100 Dollars (\$85,000.00) in hand paid to the undersigned **Larry Grimes and Iris Grimes, husband and wife** (hereinafter referred to as "Grantors"), by **Kayla Danielle Adams, a single woman and Larry Dion Grimes, a single man** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1 of Cowbell Farms Family Subdivision, recorded in Map Book 37, Page 20, in the Probate Office of Shelby County, Alabama.

2005 Southern Energy Homes SE 009, DSEAL17002A&B; 70X27.

Larry Grimes is one and the same person as Larry Joe Grimes.

Iris Grimes is one and the same person as Iris E. Grimes.

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.

\$83,460.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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

Shelby County, AL 09/18/2015
State of Alabama
Deed Tax: \$2.00

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Larry Grimes and Iris Grimes, husband and wife have hereunto set their signatures and seals on September 11, 2015.


Larry Grimes


Iris Grimes

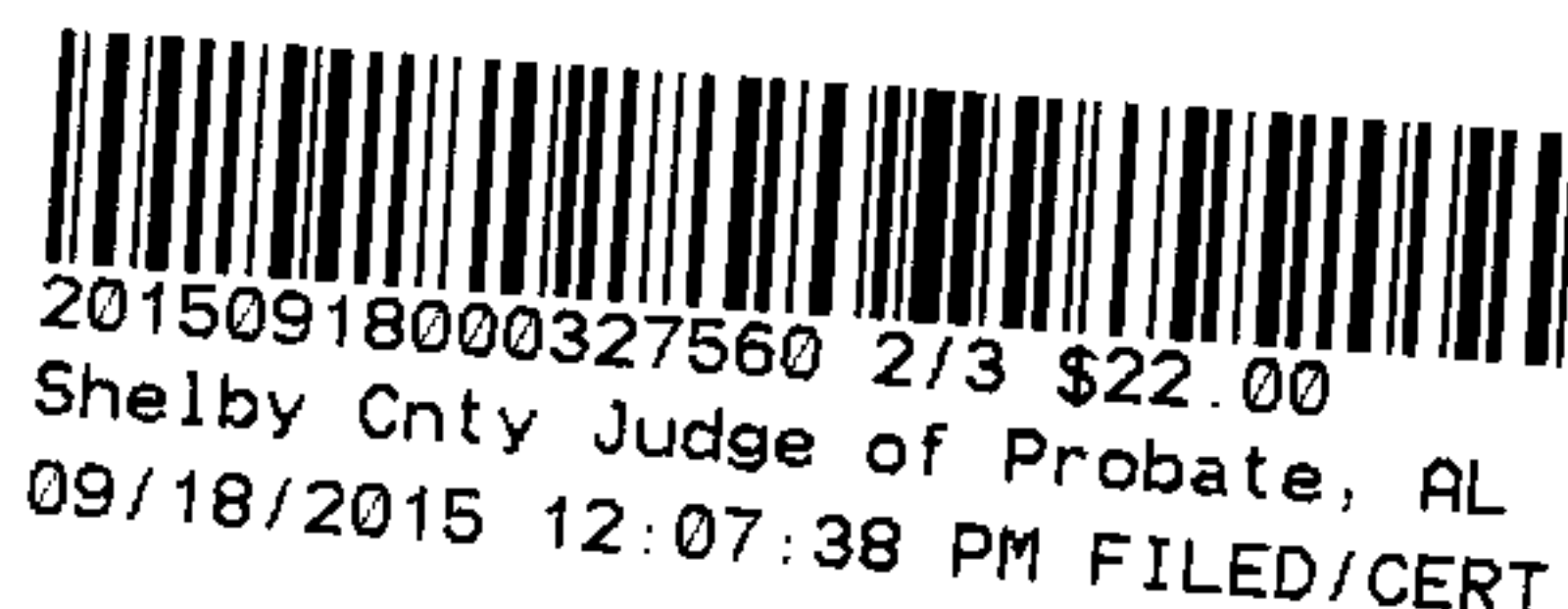
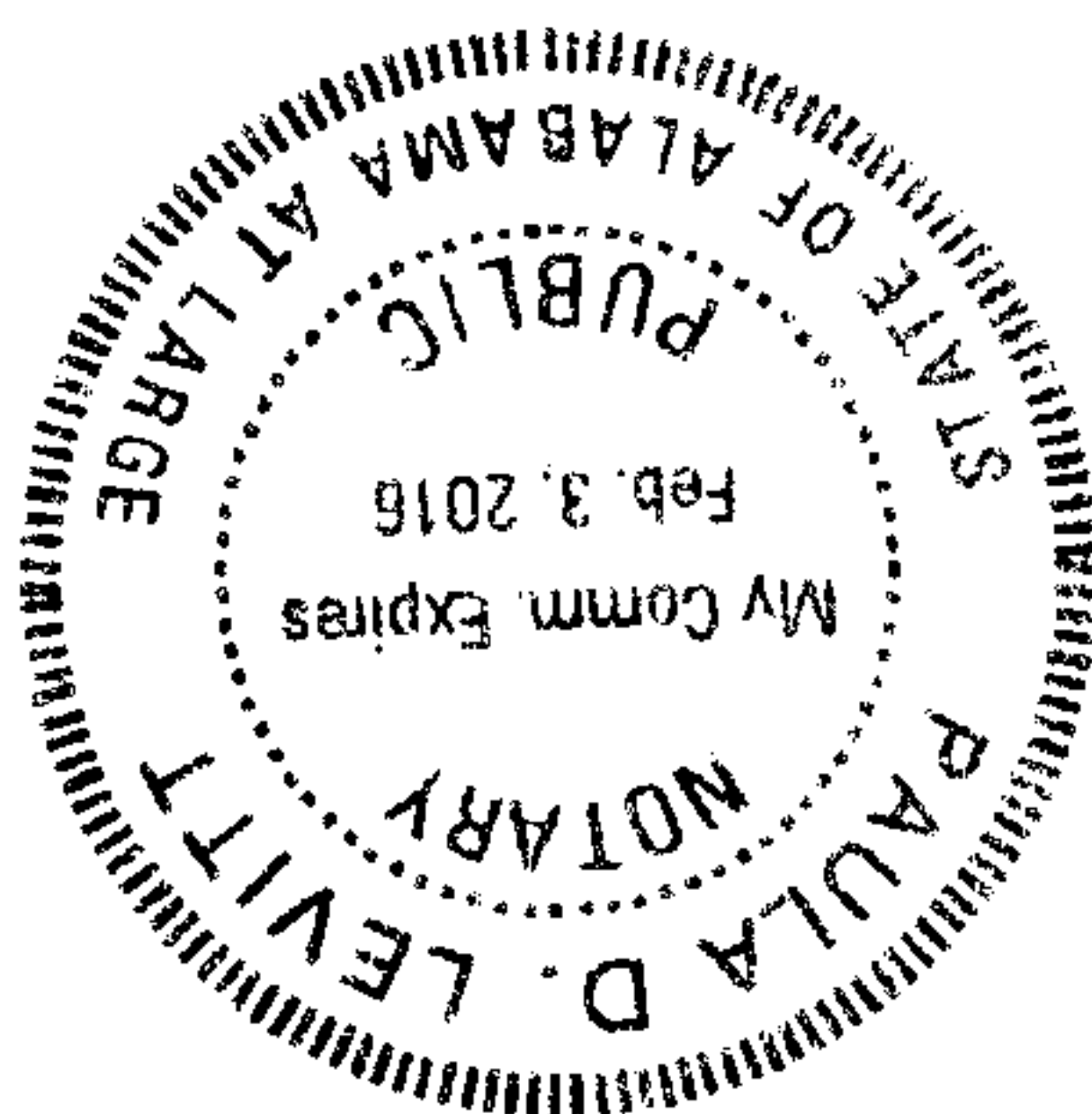
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Grimes and Iris Grimes, husband and wife, 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 11th day of September, 2015.

(NOTARIAL SEAL)


Notary Public
Print Name: Paula D Levitt
Commission Expires: 2-3-16



Real Estate Sales Validation Form

BHM1500369

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

Grantor's Name: Larry Grimes and Iris Grimes

Grantee's Name: Kayla Danielle Adams and Larry Dion Grimes

Mailing Address: 380 Cove Road
Wilsonville, AL 35186

Mailing Address: 401 Powers Road
Wilsonville, AL 35186

Property Address: 401 Powers Road
Wilsonville, AL 35186

Date of Sale: 9/11/2015
Total Purchase Price: \$85,000.00
or

Actual Value: \$ n/a
or

County: Shelby

Assessor's Market Value: \$ n/a

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: 9/11/2015

Print: Michelle Pouncey

☐ Unattested

Sign

Michelle Pouncey

(Grantor / Grantee / Owner / Agent) Circle One



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Form RT-1