

Reli Settlement Solutions, LLC
3595 Grandview Pkwy
Birmingham, Alabama 35243


Send tax notice to:

Marella S. Fedyk
2088 Eagle Ridge Drive
Birmingham, AL 35242
File No. BHM1500454

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED


20150918000327590 1/3 \$95.00
Shelby Cnty Judge of Probate, AL
09/18/2015 12:07:41 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Five Thousand Seven Hundred Ten and 00/100 Dollars (\$235,710.00) in hand paid to the undersigned, **Anthony L. Sullens and Lara T. Sullens, husband and wife** (hereinafter referred to as "Grantors"), by **Marella S. Fedyk, an unmarried woman** (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 29, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A & B, in the Probate Office of 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.


\$161,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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

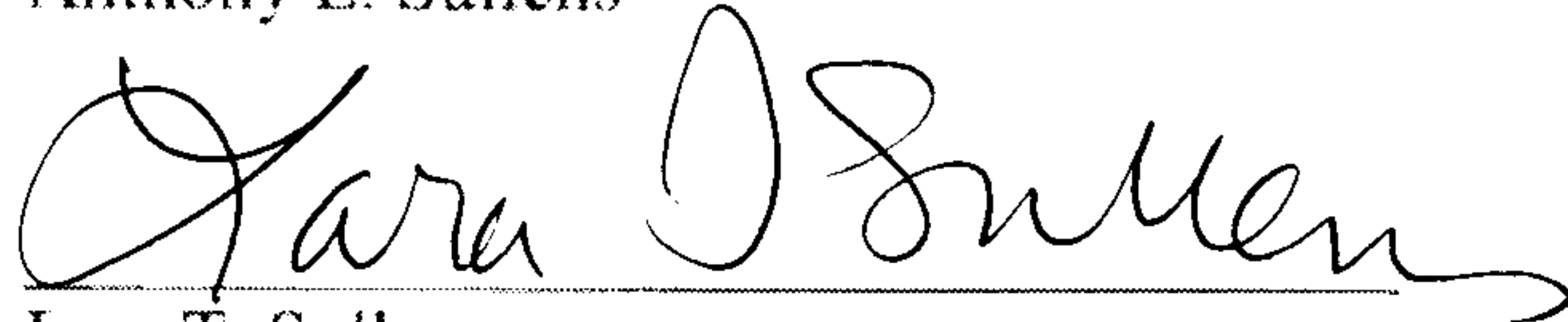
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey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

Shelby County, AL 09/18/2015
State of Alabama
Deed Tax: \$75.00

IN WITNESS WHEREOF, Grantors, Anthony L. Sullens and Lara T. Sullens,
have set their signature and seal on this the 11th day of September, 2015.



Anthony L. Sullens

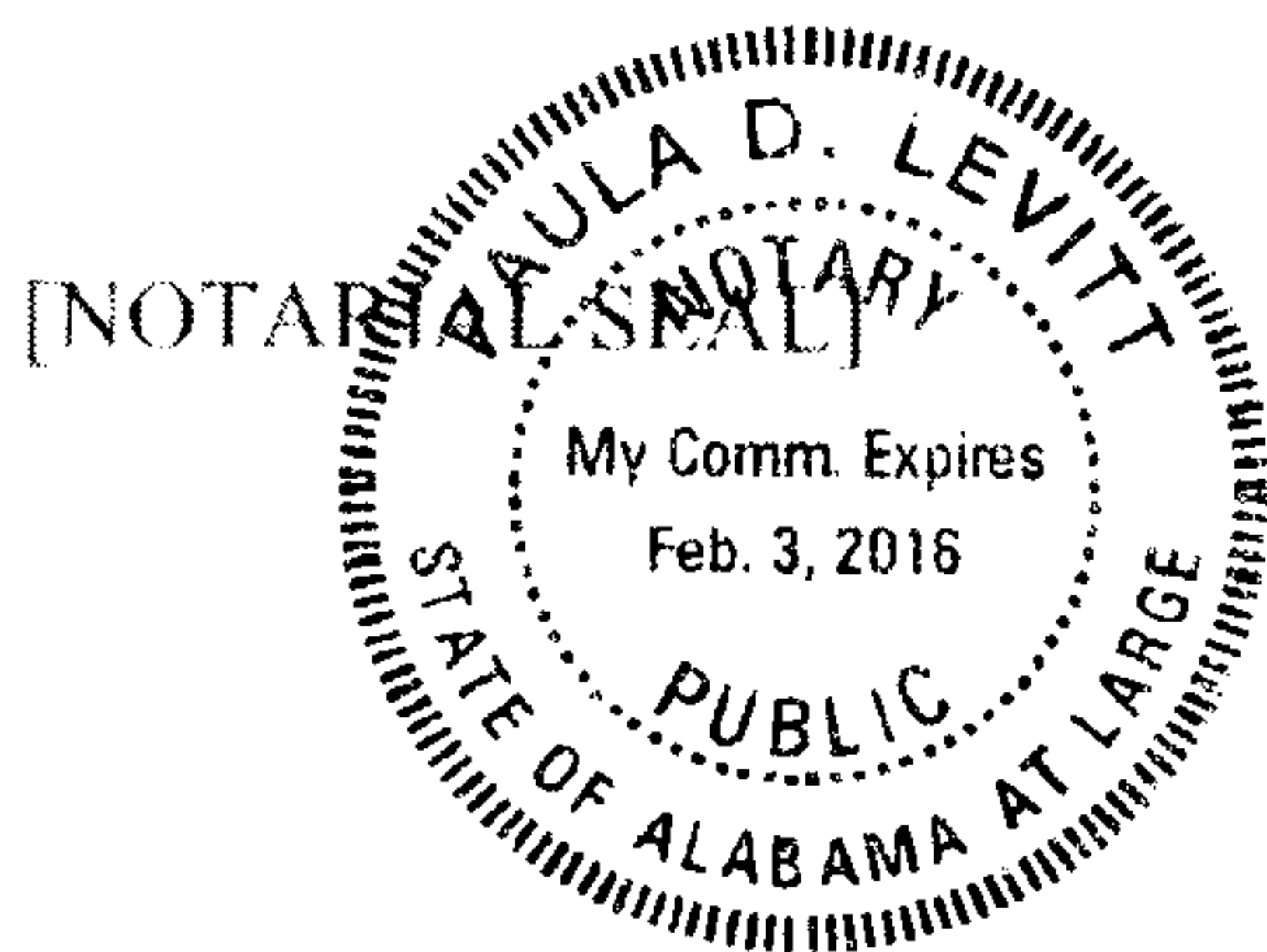



Lara T. Sullens

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Anthony L. Sullens and Lara T. Sullens, 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.





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


20150918000327590 2/3 \$95.00
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 Anthony L. Sullens &
Mailing Address Lara T. Sullens
5040 Meadow Brook Rd
Birmingham, AL 35242

Grantee's Name Marella J. Fedyk
Mailing Address 2088 Eagle Ridge Dr
Birmingham, AL 35242

Property Address 2088 Eagle Ridge Dr
Birmingham, AL 35242

Date of Sale 9-11-15
Total Purchase Price \$235,710.00

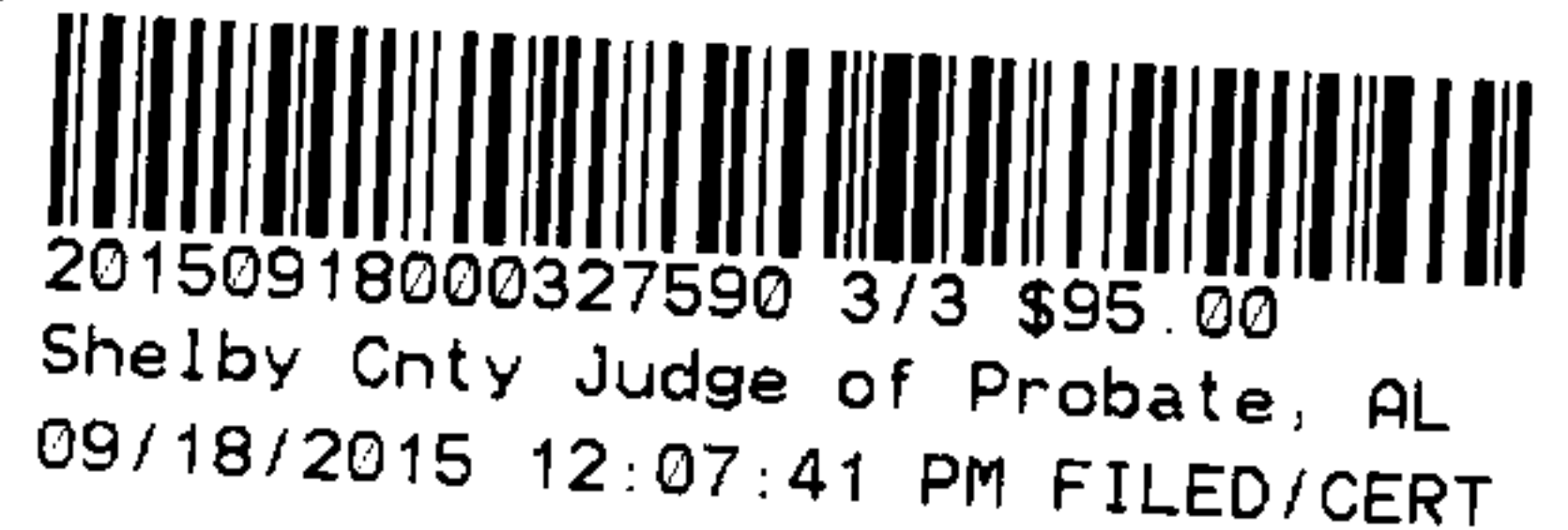
or
Actual Value \$

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.

BHM1500454

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 9-11-15

Print

Michelle Pouncey

Unattested

Sign

Michelle Pouncey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1