

This instrument prepared by:
R. Timothy Estes, Esq.
Estes Title & Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

2015049410 1/3
Bk: LR7305 Pg:458
Document Type: D

Send Tax Notice To:
1912 St Ives Dr
Birmingham AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Four hundred two thousand and no/100ths
(\$ 402,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby
acknowledged, we,

Justin A. Meko and Christina M. Meko, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto Michael H. Bell, Jr. and
Denise P. Bell, as tenants in common, with equal rights and
interest for the period or term that said Grantees shall survive*
(herein referred to as GRANTEE(S) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15, page 70 A&B, in the
Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.
of the consideration was paid from a mortgage loan. The purchase of the herein described real property is
being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

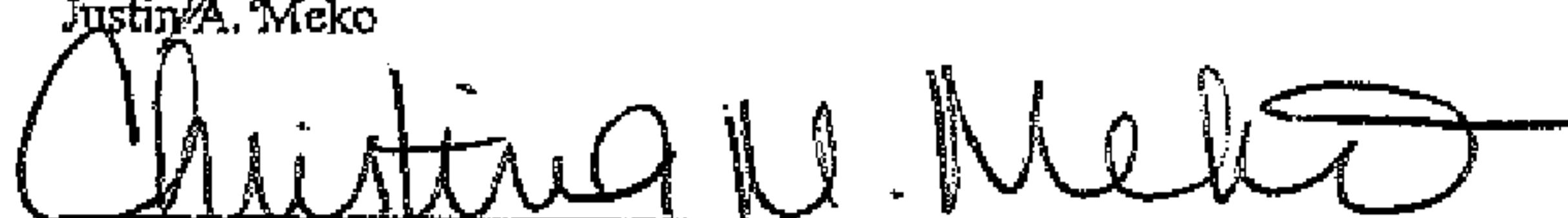
TO HAVE AND TO HOLD unto the said GRANTEE(S) his/her/their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway
appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE(S),
his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs,
executors and administrators shall warrant and defend the same to the said GRANTEE(S), his/her/their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS hereto set their signatures and seals this the 31 day of July
2015.

*and unto the survivor
of them


Justin A. Meko

Christina M. Meko

20151013000356990
10/13/2015 10:02:55 AM
DEEDS 1/3

Mobile County, Alabama
Bk: LR7305 Pg:458
filed on : 09/22/2015 01:04:35 PM
Don Davis, Probate Judge
Deed Tax : \$20.50
Mortgage Tax: \$0.00
Mineral Tax : \$0.00
No Tax : \$0.00
Judge Fee : \$0.00
SR Fee: \$2.00
Surcharge Fee: \$10.00
Recording Fee: \$8.50
Total : \$41.00

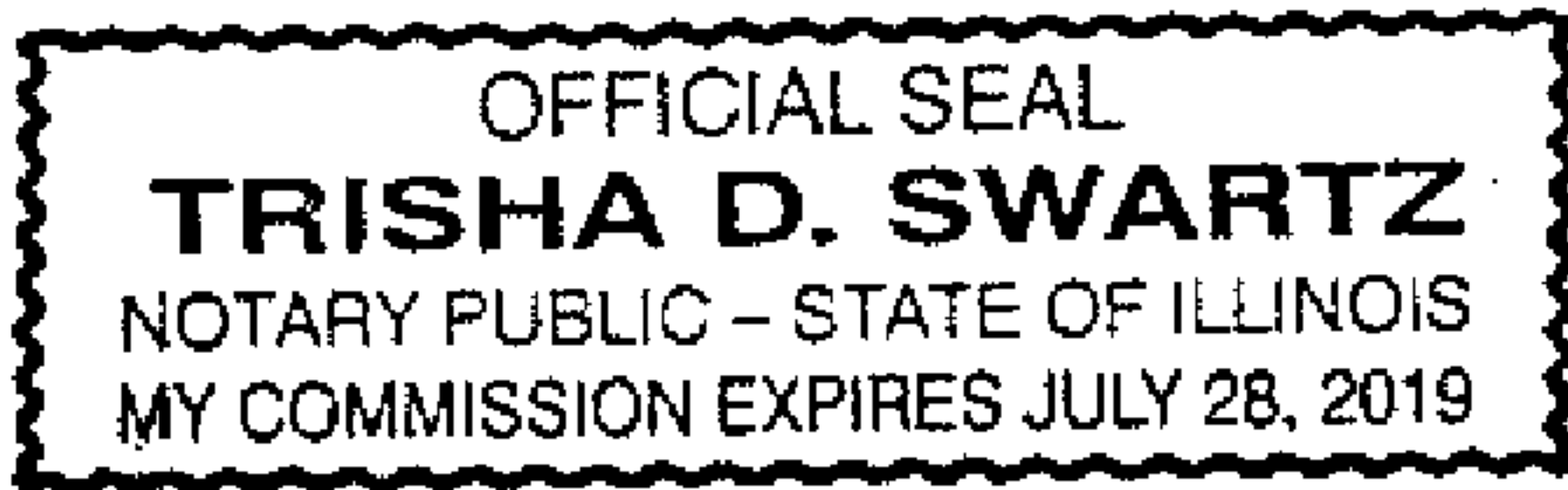
2015049410
Bk: LR7305 I

STATE OF Illinois 20151013000356990 10/13/2015 10:02:55 AM DEEDS 2/3
COUNTY OF Macon

I, the undersigned Notary Public, in and for said State, hereby certify that,
Justin A. Meko, whose name is signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this day that, being informed of the contents of said
conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July, 2015.

(AFFIX NOTARIAL SEAL)



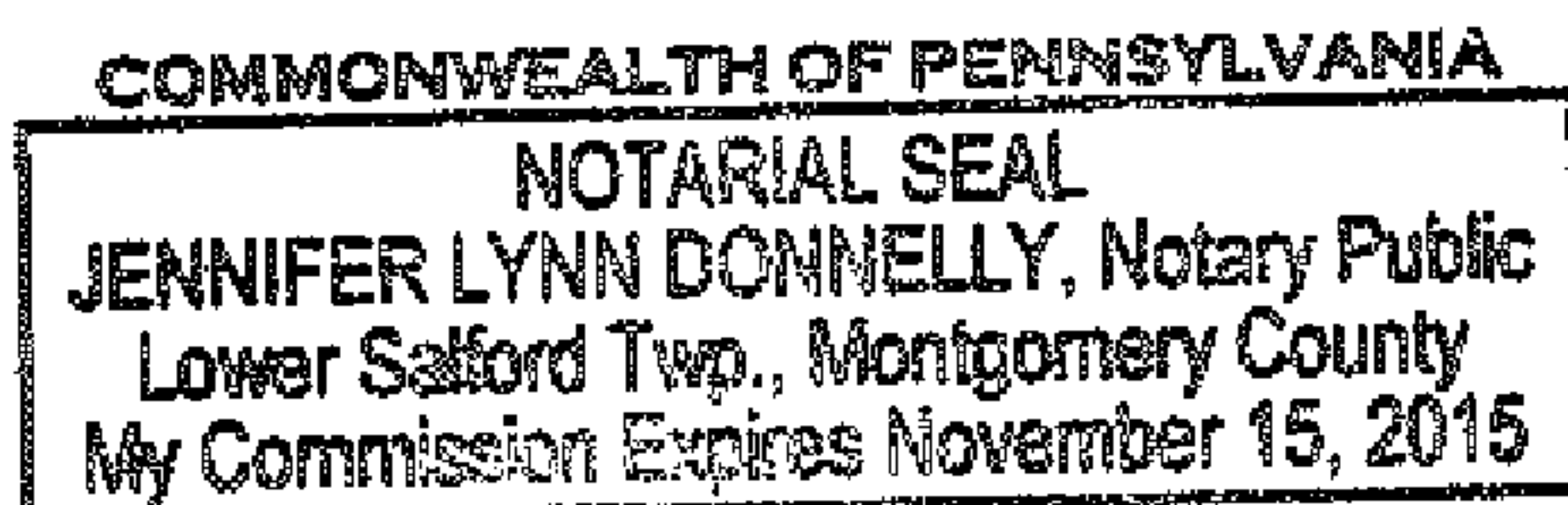
Anshu D. Swartz
NOTARY PUBLIC
State of Illinois
My Commission Expires: July 28, 2019

STATE OF Pennsylvania
COUNTY OF Montgomery

I, the undersigned Notary Public, in and for said State, hereby certify that,
Christina M Meko, whose name is signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this day that, being informed of the contents of said
conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2015.

(AFFIX NOTARIAL SEAL)



Jennifer Lynn Donnelly
NOTARY PUBLIC
State of Pennsylvania
My Commission Expires: Nov 15, 2015

Real Estate Sales Validation Form

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

Grantor's Name	Justin A & Christina M. Meko	Grantee's Name	Michael H. Bell Jr. Denise P. Bell
Mailing Address	30000 Mill Creek Avenue Alpharetta, GA 30022	Mailing Address	1912 Saint Ives Dr. Birmingham, AL 35242
Property Address	1912 Saint Ives Dr. Birmingham, AL 35242	Date of Sale	September 18, 2015
		Total Purchase Price	\$402,000.00
		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	☐ 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 of 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 September 18, 2015

Print Michael H. Bell, Jr. Denise P. Bell
 Sign [Signature] [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

[Signature]
 (verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/13/2015 10:02:55 AM
 \$40.50 CHERRY
 20151013000356990

[Signature]