

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

Send tax notice to:
William D. Powell, II
5249 Meadow Garden Lane
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243
RNT1600051

STATE OF ALABAMA
COUNTY OF SHELBY

20160307000071950
03/07/2016 12:47:23 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)** in hand paid to the undersigned, **Jon A. Malone and Mary Beth Malone, husband and wife** (hereinafter referred to as "Grantor"), by **William D. Powell II** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, Block 1, according to the Survey of Residential Subdivision, Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$237,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 3rd day of March, 2016.

*Jon A. Malone by his
attorney in fact Chad Beasley*

Jon A. Malone
By his attorney-in-fact
Chad Beasley

*Mary Beth Malone by her
attorney in fact Chad Beasley*

Mary Beth Malone
By her attorney-in-fact
Chad Beasley

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad Beasley, whose name as Attorney in Fact for Jon A. Malone and Mary Beth Malone, 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 this conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{3rd} 4th day of March, 2016.

(Notary Seal)

Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: 4-14-2019



Real Estate Sales Validation Form

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

Grantor's Name Jon A. Malone
Mailing Address Mary Beth Malone
190 Rothbury Dr.
Carthage, NC 28327

Grantee's Name William D. Powell, II
Mailing Address 5249 Meadow Garden Lane
Birmingham, AL 35242

Property Address 5249 Meadow Garden Lane
Birmingham, AL 35242

Date of Sale 03/04/16
Total Purchase Price \$ 250,000.00

or
Actual Value \$

or
Assessor's Market Value \$

20160307000071950 03/07/2016

12:47:23 PM DEEDS 3/3

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.

RNT1600051

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 3/4/16

Print Caitlin Graham

Unattested

Sign *Caitlin Graham*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2016 12:47:23 PM
\$32.50 CHERRY
20160307000071950

Jon A. Malone