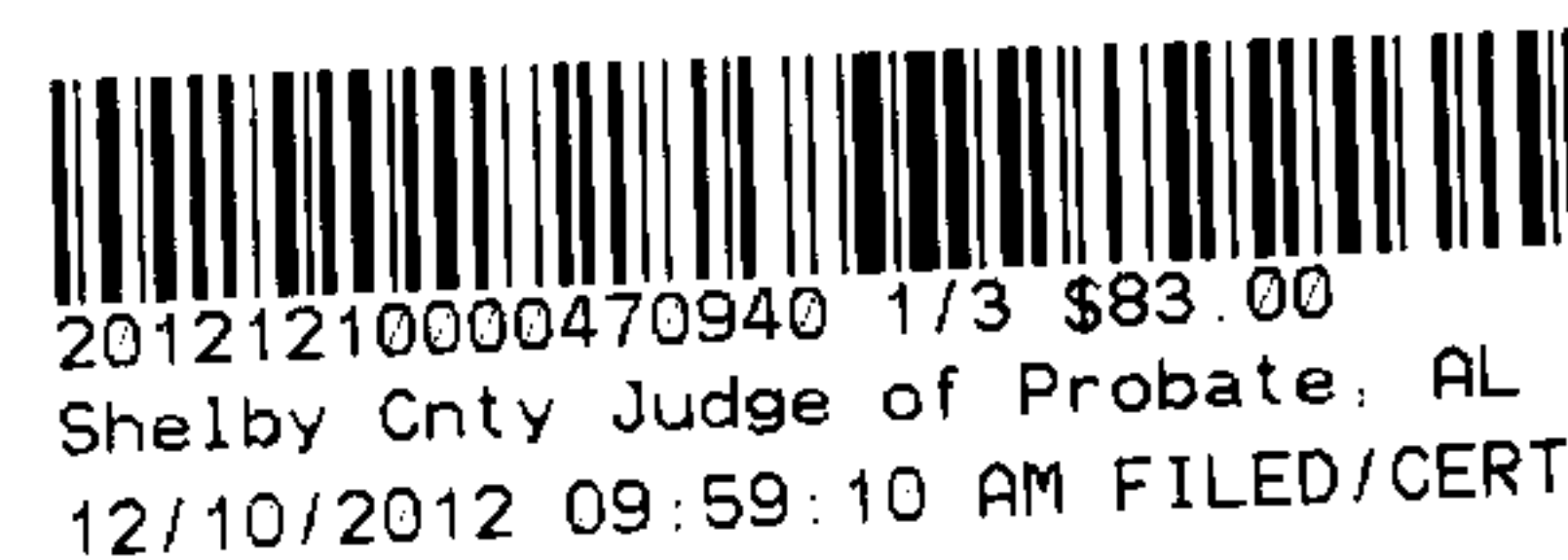


Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

BHM 1201075



STATE OF ALABAMA :

COUNTY OF SHELBY :

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Equivest Financial, LLC, a Limited Liability Company ("Grantor")**, for and in consideration of the sum of **SIXTY FIVE THOUSAND DOLLARS (\$65,000.00)** in cash and other good and valuable consideration, in hand paid to the Grantor by **Marianne Garner and John S. Garner, wife and husband** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

LOT 7 IN BLOCK 2, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 107 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to the heirs and assigns of Grantee, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantee, Grantor does, for Grantor and the successors and assigns of Grantor, hereby covenant with the Grantee that Grantor is seized of an indefeasible estate in fee simple in said property, is in quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantee, and to the heirs and assigns of the Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, has hereunto caused its corporate name to be signed on this the **30th** day of **November, 2012**.

Equivest Financial, LLC

By:

A handwritten signature in black ink, appearing to read "Chris Patterson", written over a horizontal line.

Chris Patterson
Assistant Vice President

Shelby County, AL 12/10/2012
State of Alabama
Deed Tax: \$65.00

STATE OF MICHIGAN
COUNTY OF INGHAM



20121210000470940 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
12/10/2012 09:59:10 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Chris Patterson** whose name as Assistant Vice President of **Equivest Financial, LLC, a Limited Liability Company** 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 said instrument, he, as such **Assistant Vice President** and with full authority, executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and seal this the **30th** day of **November, 2012**.

Tracy L. Emmons, NOTARY PUBLIC
State of Michigan, Ingham County
My Commission Expires: 9/27/2018
Acting in Ingham County

Address of Grantor:
241 E. Saginaw
East Lansing, MI 48823

Address of Grantee:
149 Canyon Trail
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:
Tracy Emmons (342532)
First National Acceptance Company
241 E. Saginaw
East Lansing, MI 48823

Real Estate Sales Validation Form

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

Grantor's Name EquiVest Financial LLC
Mailing Address 291 E Saginaw
East Lansing, MI 48823

Grantee's Name Marianne Garner and
Mailing Address John S. Garner
917 Ryecroft Rd
Pelham, AL 35124

Property Address 917 Ryecroft Rd
Pelham, AL 35124

Date of Sale 11-30-12
Total Purchase Price \$ 65,000.00

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
☐ 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).

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

Date 11-30-12

Print Jennifer Banik

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1