

Send tax notice to:  
Stephanie Sealy  
413 Poplar Ridge  
Alabaster, AL 35007

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

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten and 0/100 dollars (\$10.00) in hand paid to the undersigned, James Herring, Jr., a single man, and Stephanie Sealy formerly known as Stephanie Herring, a single woman, (hereinafter referred to as "Grantors"), by Stephanie Sealy (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 21, according to the Map and Survey of Forest Hills, 1st Sector, as recorded in Map Book 19, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

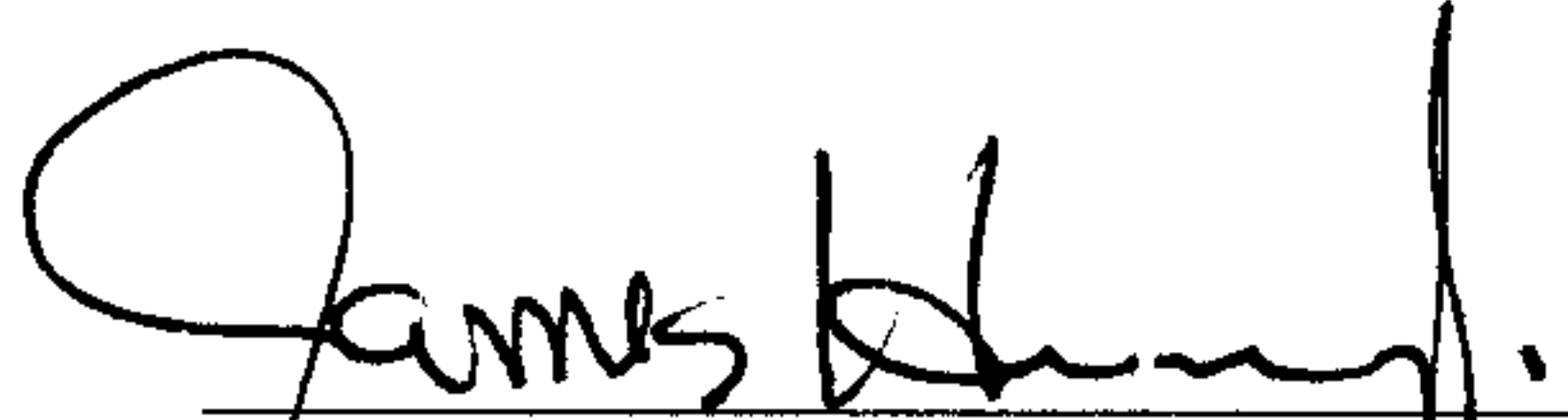
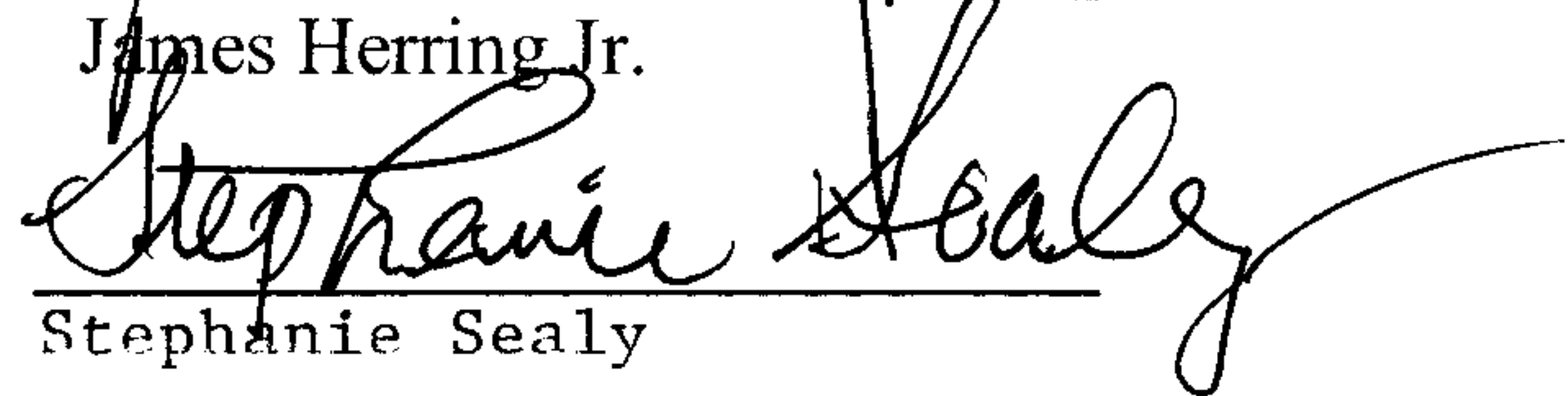
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

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

  
20130108000011410 1/3 \$111.00  
Shelby Cnty Judge of Probate, AL  
01/08/2013 02:15:38 PM FILED/CERT

Shelby County, AL 01/08/2013  
State of Alabama  
Deed Tax: \$92.00

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 6th day of November, 2012

  
James Herring Jr.  
  
Stephanie Sealy

STATE OF ALABAMA  
COUNTY OF Jefferson

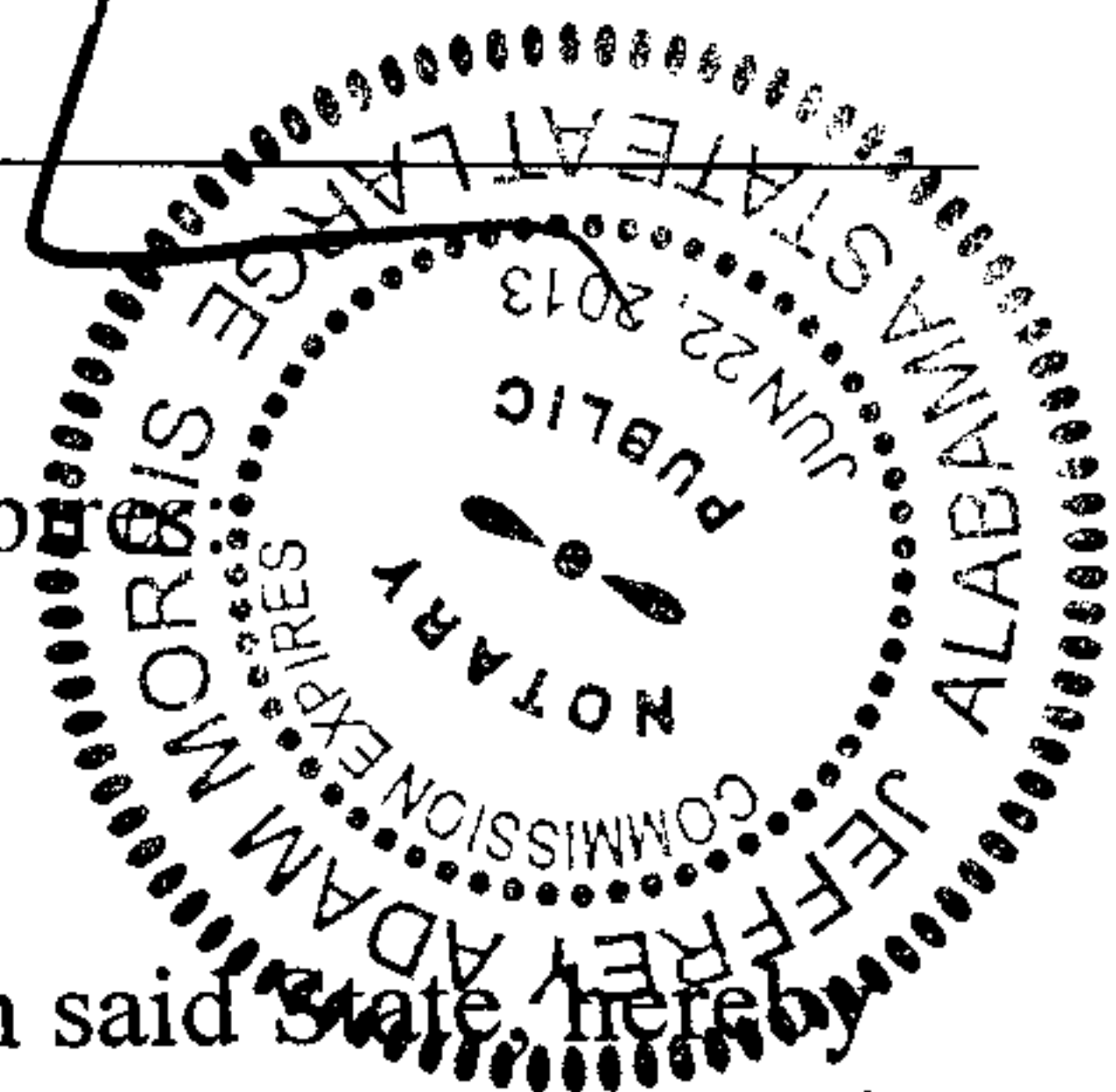
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Herring Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 6th day of November, 2012.

(Notary Seal)


STATE OF ALABAMA  
COUNTY OF Shelby

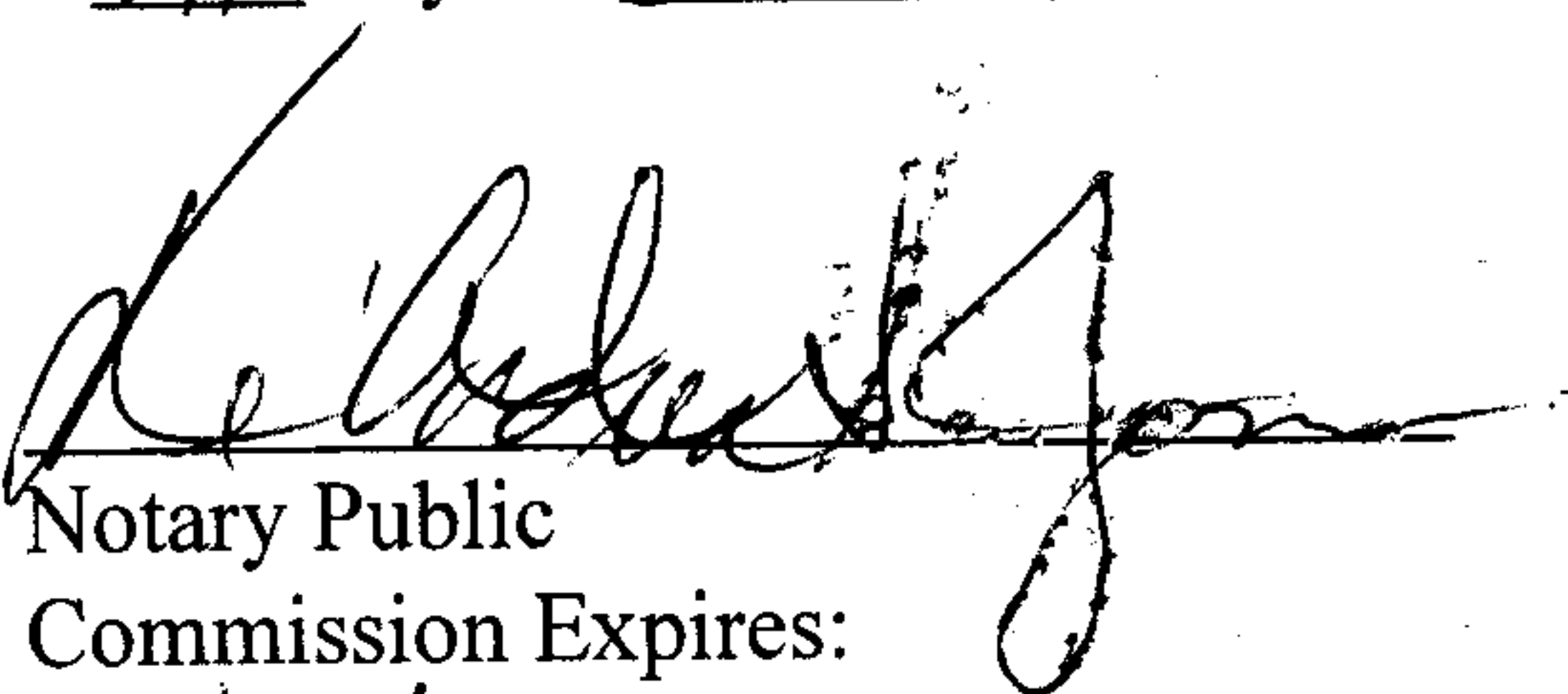
Notary Public  
Print Name:  
Commission Expires:



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Sealy, 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 14th day of December.

  
20130108000011410 2/3 \$111.00  
Shelby Cnty Judge of Probate, AL  
01/08/2013 02:15:38 PM FILED/CERT

  
Notary Public  
Commission Expires:

1/19/16  
ADJ



# Real Estate Sales Validation Form

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

Grantor's Name Stephanie Herring Sealy  
Mailing Address 413 Poplar Ridge  
Alabaster, AL 35007

Grantee's Name Stephanie Sealy  
Mailing Address 413 Poplar Ridge  
Alabaster, AL 35007

Property Address 413 Poplar Ridge  
Alabaster, AL 35007

Date of Sale 11/6/12  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 183,100.00

*1/2 value 91,550.00*

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                       |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Assessed Value |
| <input type="checkbox"/> 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).

Reli Settlement Solutions, LLC  
2850 Cahaba Road, Suite 140  
Mountain Brook, Alabama 35223

Date 12-14-12

Print Amy Courtney

Unattested

Sign

*[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130108000011410 3/3 \$111.00  
Shelby Cnty Judge of Probate, AL  
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Print Form

Form RT-1