

Reli Settlement Solutions, LLC  
3595 Grandview Parkway  
Suite 600

Birmingham, Alabama 35243

Send tax notice to:

Joshua D. Mann and Elizabeth S. Mann

6522 Quail Run Drive

Pelham, AL 35124

BHm130040

State of Alabama

County of Shelby

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

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) in hand paid to the undersigned **Linda Carper, as Trustee of the Linda A. Carper Living Trust dated January 10, 2008** (hereinafter referred to as "Grantor"), by **Joshua D. Mann and Emily S. Mann** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Quail Run as recorded in Map Book 7, page 22, Shelby County, Alabama Records.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$228,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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


Shelby County, AL 03/11/2013  
State of Alabama  
Deed Tax: \$12.00

20130311000101570 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
03/11/2013 03:25:52 PM FILED/CERT

IN WITNESS WHEREOF, Grantor Linda Carper, as Trustee of the Linda A. Carper Living Trust dated January 10, 2008 has hereunto set her signature and seal on March 4, 2013.

Linda Carper, as Trustee of the  
Linda A. Carper Living Trust  
dated January 10, 2008

  
By Linda Carper, Trustee

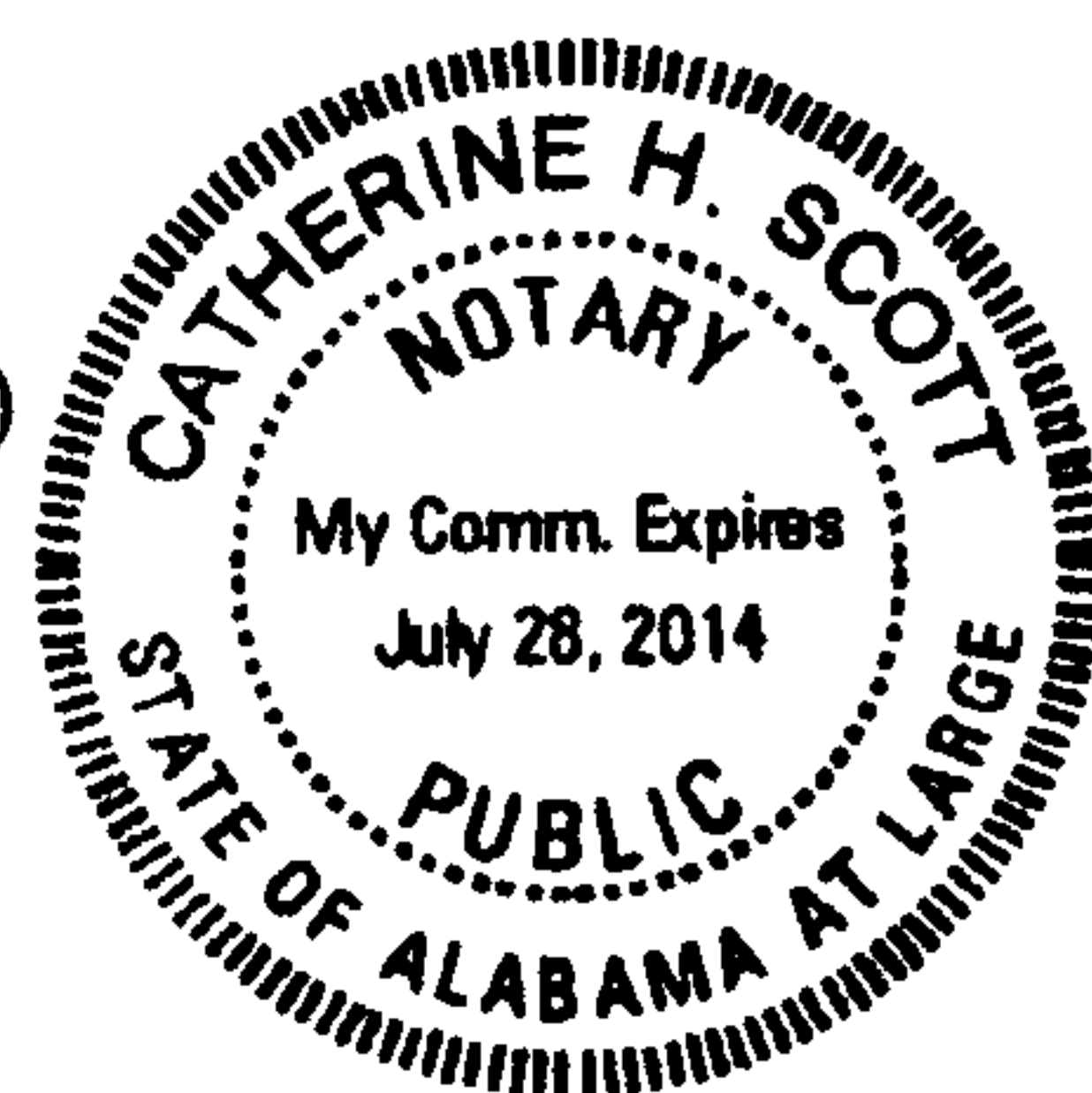
  
20130311000101570 2/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
03/11/2013 03:25:52 PM FILED/CERT

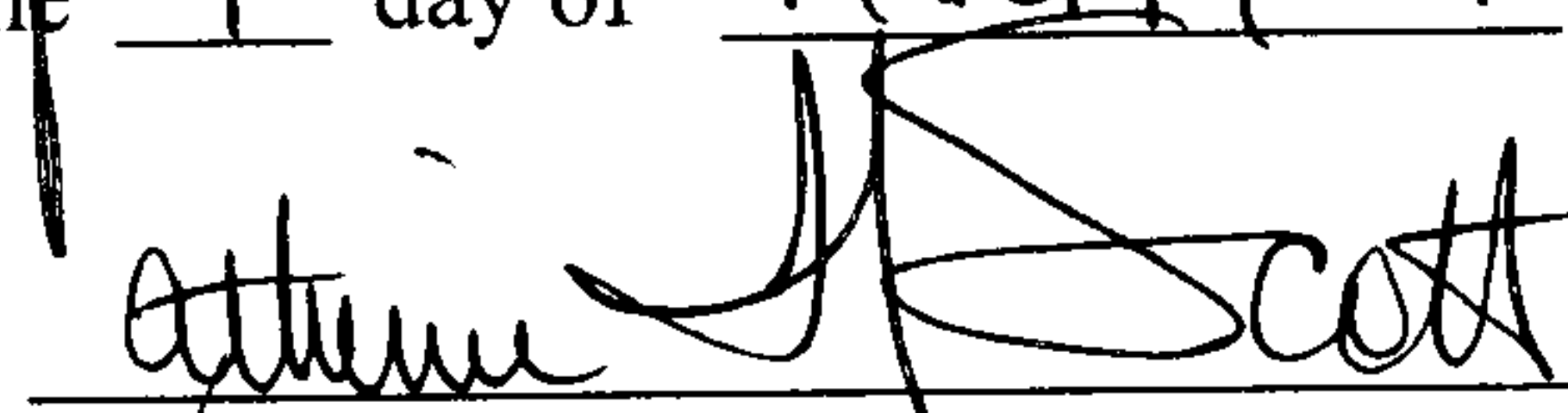
THE STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Linda Carper, whose name as Trustee of the Linda A. Carper Living Trust dated January 10, 2008 is signed to the foregoing conveyance/instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with the authority granted under said Trust on the day the same bears date.

Given under my hand and official seal this the 4<sup>th</sup> day of March, 2013.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Catherine H. Scott  
Commission Expires: 7-28-14



### Real Estate Sales Validation Form

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

Grantor's Name Linda Carper Living Trust Grantee's Name Joshua D. Mann &  
Mailing Address 3517 Lorna Road Mailing Address Emily S. Mann  
Suite 120 6522 Quail Run Dr.  
Hoover, AL 35216 Pelham, AL 35124

Property Address 6522 Quail Run Dr. Date of Sale 3-4-13  
Pelham, AL 35124 Total Purchase Price \$ 240,000.00  
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.

BHM1300140

#### 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 3-4-13

Print Jennifer Banik

☐ Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one