

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



20130403000138360 1/3 \$53.00  
Shelby Cnty Judge of Probate, AL  
04/03/2013 01:26:31 PM FILED/CERT

**Tax Notice:**

Martin J. McCayna Jr  
4702 Guilford Way  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF Shelby**

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **Compass Bank, an Alabama Corporation** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Martin J. McCayna Jr.** (hereinafter "Grantee"), the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 63, according to the Final Plat of Greystone Farms Guilford Place, Phase 2, as recorded in Map Book 22, Page 24, in the Probate Office of Shelby County, Alabama.

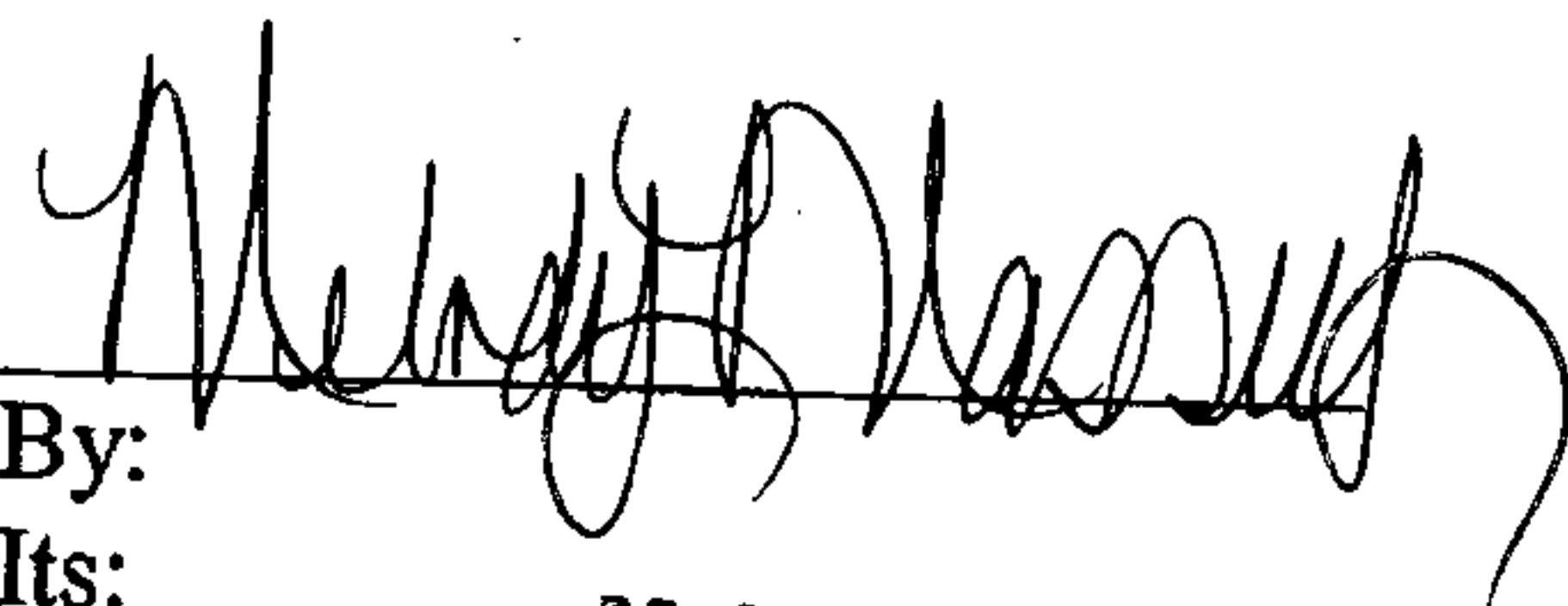
TO HAVE AND TO HOLD unto the Grantee and unto his heirs and assigns forever, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 15th day of February, 2013.

Shelby County, AL 04/03/2013  
State of Alabama  
Deed Tax: \$35.00

Compass Bank



By: \_\_\_\_\_  
Its: **Melody Massey**  
Vice President

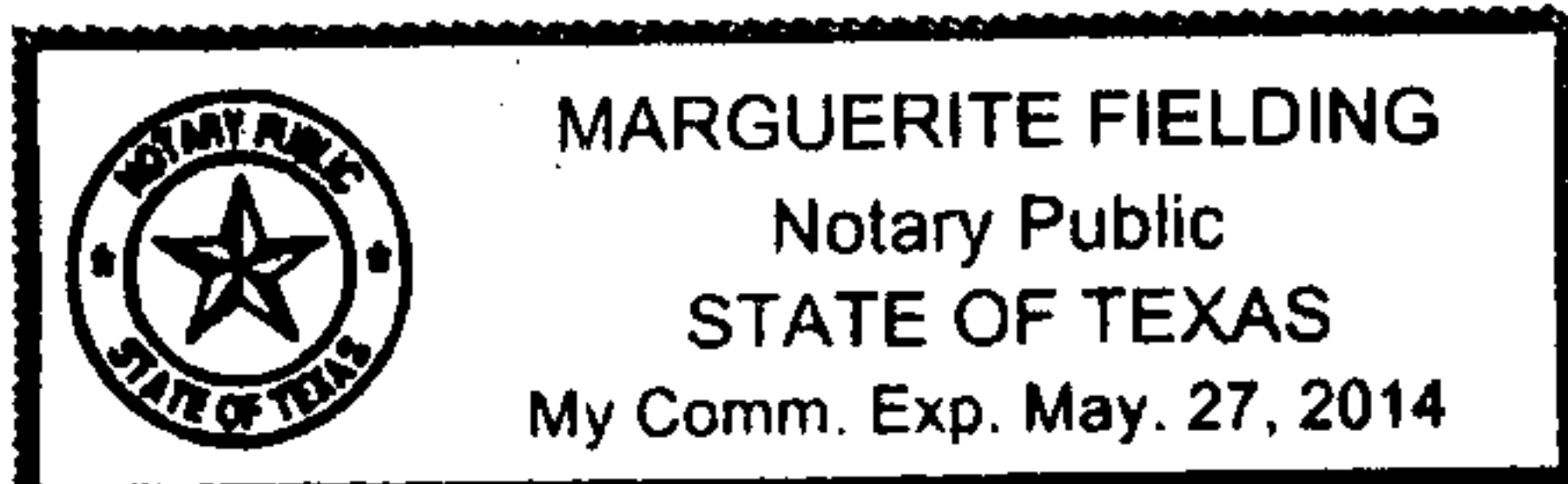


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STATE OF TEXAS  
COUNTY OF DALLAS

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that MELODY MASSEY, whose name as VICE PRESIDENT of Compass Bank, an Alabama corporation, 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 the conveyance she/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 15<sup>th</sup> day of February, 2013.



Marguerite Fielding  
Notary Public

My Commission Expires:

May 27, 2014

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Parkway Suite 645  
Birmingham, AL 35243



# Real Estate Sales Validation Form

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

Grantor's Name Compass Bank  
Mailing Address 8333 Douglas Ave  
Dallas, TX 75225

Grantee's Name Martin J. McCayna Jr.  
Mailing Address 4707 Guilford Way  
Birmingham, AL  
35242

Property Address 4707 Guilford Way  
Birmingham, AL  
35242

Date of Sale 2-15-13  
Total Purchase Price \$ 171,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



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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.

BAM1300150

## 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 2-15-13

Print Jennifer Banik

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1