


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

Send tax notice to:
Randall Sagan
1929 Mountain Laurel Lane
Hoover, AL 35244
NTC1300219

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

STATE OF ALABAMA
Shelby COUNTY


20130806000318830 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
08/06/2013 08:32:29 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Six Thousand Five Hundred and 00/100 Dollars (\$156,500.00) in hand paid to the undersigned, **Jennifer Anne Hendrix, an unmarried woman, by and through her attorney-in-fact, Adam S. Blair** (hereinafter referred to as "Grantor"), by **Randall Sagan** (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 41A, according to the Resurvey of Lots 38, 39, 40, 41, 42, 43 and Recreational Area of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 24, 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.

\$148,675.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

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

Shelby County, AL 08/06/2013
State of Alabama
Deed Tax: \$8.00

IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 26th day of July, 2013.

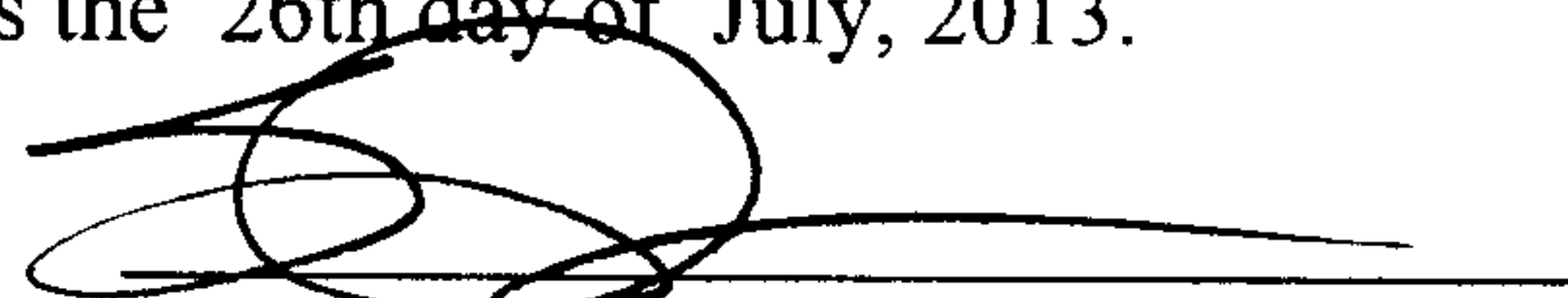
Jennifer Anne Hendrix, by and through her attorney-in-
Jennifer Anne Hendrix, by and through *is - fact, Adams S. Blair*
her attorney-in-fact, Adams S. Blair

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ADAM S. BLAIR, whose, name as Attorney in fact for JENNIFER ANNE HENDRIX, AN UNMARRIED WOMAN, 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, and in his capacity as Attorney in fact for JENNIFER ANNE HENDRIX on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2013.

[NOTARY SEAL]



Notary Public

Print Name:

Commission Expires:



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Real Estate Sales Validation Form

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

Grantor's Name Jennifer Anne Hendrix Grantee's Name Randall Sagan
Mailing Address 1929 Mountain Laurel Lane Mailing Address 1929 Mountain Laurel Lane
Hoover, AL 35244 Hoover, AL 35244

Property Address 1929 Mountain Laurel Lane Date of Sale 7-26-13
Hoover, AL 35244 Total Purchase Price \$ 156,500.00
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).

Date 7-26-13

Print Jennifer Anne Hendrix

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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