

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

BHM1300603

Send tax notice to:

Patrick D. McCoy

410 Village Place

Pelham, AL 35124

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

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED



20130903000357360 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
09/03/2013 12:28:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Eight Thousand Five Hundred and 00/100 Dollars (\$68,500.00) in hand paid to the undersigned, Porter Rooney, an unmarried man and Margarete Rooney, a married woman (hereinafter referred to as "Grantors"), by Patrick D. McCoy (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 191, according to the Survey of Weatherly Sector 2, Phase 2, recorded in Map Book 14, Page 73, Shelby County, Alabama Records.

SUBJECT TO:

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

\$56,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor, Margaret Rooney nor the homestead of her spouse.

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is 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.

Shelby County, AL 09/03/2013
State of Alabama
Deed Tax: \$12.50

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 29th
day of August.

Porter Rooney
Porter Rooney

Margarete Rooney
Margarete Rooney

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Porter Rooney, an unmarried man and Margarete Rooney, a married woman 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 29th day of August 2013.



Catherine H. Scott
Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7-28-2014



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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 Biter Rooney &
Mailing Address Margaret Rooney
2105 Caldwell Mph Trace
Birmingham, AL 35243

Grantee's Name Patrick D. McCoy
Mailing Address 410 Village Pl
Pelham, AL 35124

Property Address Lot 191
Cheshire Lane

Date of Sale 8-30-13
Total Purchase Price \$ 68,500.00

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.

BHM1300603

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 8-30-13

Print Jennifer Barik

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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