Reli Settlement Solutions, LLC 3595 Grandview Parkway Suite 600

Birmingham, Alabama 35243

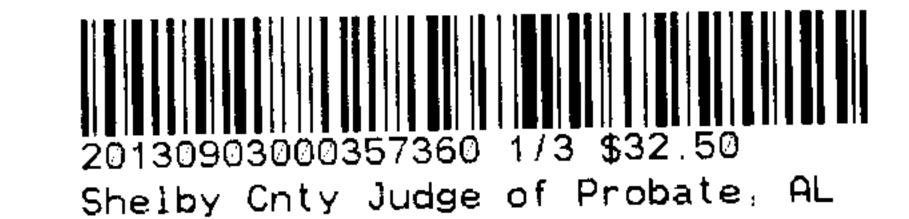
BHMB00003
Send tax notice to:

Patrick D. McCoy

410 Village Place

Pelham, AL 35124

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



09/03/2013 12:28:19 PM FILED/CERT

## WARRANTY DEEL

## 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.

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

Porter Rooney

STATE OF ALABAMA COUNTY OF Jefferson

My Comm. Expires
July 28, 2014

PUBLIC:

AT ABAMA AND THE PROPERTY OF THE PROP

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  $\frac{\mathcal{H}'}{\mathcal{H}}$  day of  $\frac{\mathcal{H}}{\mathcal{H}}$ 

Notary Public

Print Name:

Commission Expires:

Shelby Cnty Judge of Probate: AL 09/03/2013 12:28:19 PM FILED/CERT

## Real Estate Sales Validation Form

This i	Document must be filed in accor		A4
Grantor's Name Mailing Address	Biter Rooney t maigaiet Rooney 2105 Caldwell MP11 Birmingham. AL 3524	Mailing Address	Patrick D. M. Coy 410 Village Pl Petham. At 35124
Property Address	Lot 19! Cheshire Lane	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$ 68,5000)
evidence: (check of Bill of Sale Sales Contract Closing Staten  If the conveyance of	nent	entary evidence is not require Appraisal Other	quired information referenced
above, the ming of	una iomi ia morreguneu.		BHM13006003
	d mailing address - provide this current mailing address.	nstructions he name of the person or pe	rsons conveying interest
Grantee's name an to property is being	d mailing address - provide to conveyed.	he name of the person or pe	ersons to whom interest
Property address -	the physical address of the p	property being conveyed, if a	ıvailable.
Date of Sale - the o	late on which interest to the	property was conveyed.	
•	e - the total amount paid for the instrument offered for re	•	/, both real and personal,
conveyed by the ins	property is not being sold, the strument offered for record. To the assessor's current ma	This may be evidenced by a	, both real and personal, being n appraisal conducted by a
excluding current usesponsibility of val	ed and the value must be deservation, of the property uing property for property tax f Alabama 1975 § 40-22-1 (F	as determined by the local of purposes will be used and	
accurate. I further u		tements claimed on this forr	ed in this document is true and n may result in the imposition
Date 5-30-1		Print TOAMER	Ranit
Unattested	(verified by)	Sign(Grantor/Grante	e/Owner/Agent) circle one
	0 3/3 \$32.50 se of Probate: AL 3:19 PM FILED/CERT		Form RT-1