

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

BHM1300720

Send tax notice to:

Andrew H. Hutchison and Heather W. Hutchison

4057 Milner Way
Birmingham, AL 35242


This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby


20131106000438540 1/4 \$98.00
Shelby Cnty Judge of Probate, AL
11/06/2013 01:42:20 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00) in hand paid to the undersigned **Billie Weir Morris, an unmarried person, individually, Billie Weir Morris, as Trustee of the Billie Weir Morris Trust Agreement Dated February 27, 1995, and Billie Weir Morris as Successor Trustee of the Robert Earl Morris Trust Agreement Dated February 27, 1995** (hereinafter referred to as "Grantors"), by **Andrew H. Hutchison and Heather W. Hutchison** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 55, according to the Final Record Plat of Greystone Farms, Milner's Crescent Sector - Phase 2, as recorded in Map Book 21, Page 33, 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.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Robert Earl Morris having died on or about December 29, 2011.

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their 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 shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Billie Weir Morris, individually, Billie Weir Morris, as Trustee of the Billie Weir Morris Trust Agreement Dated February 27, 1995, and Billie Weir Morris as Successor Trustee of the Robert Earl Morris Trust Agreement Dated February 27, 1995 have hereunto set their signatures and seals on November 1, 2013.


Billie Weir Morris

The Billie Weir Morris Trust
Agreement dated February 27,
1995


By Billie Weir Morris, Trustee

The Robert Earl Morris Trust
Agreement dated February 27,
1995


By Billie Weir Morris,
Successor Trustee 

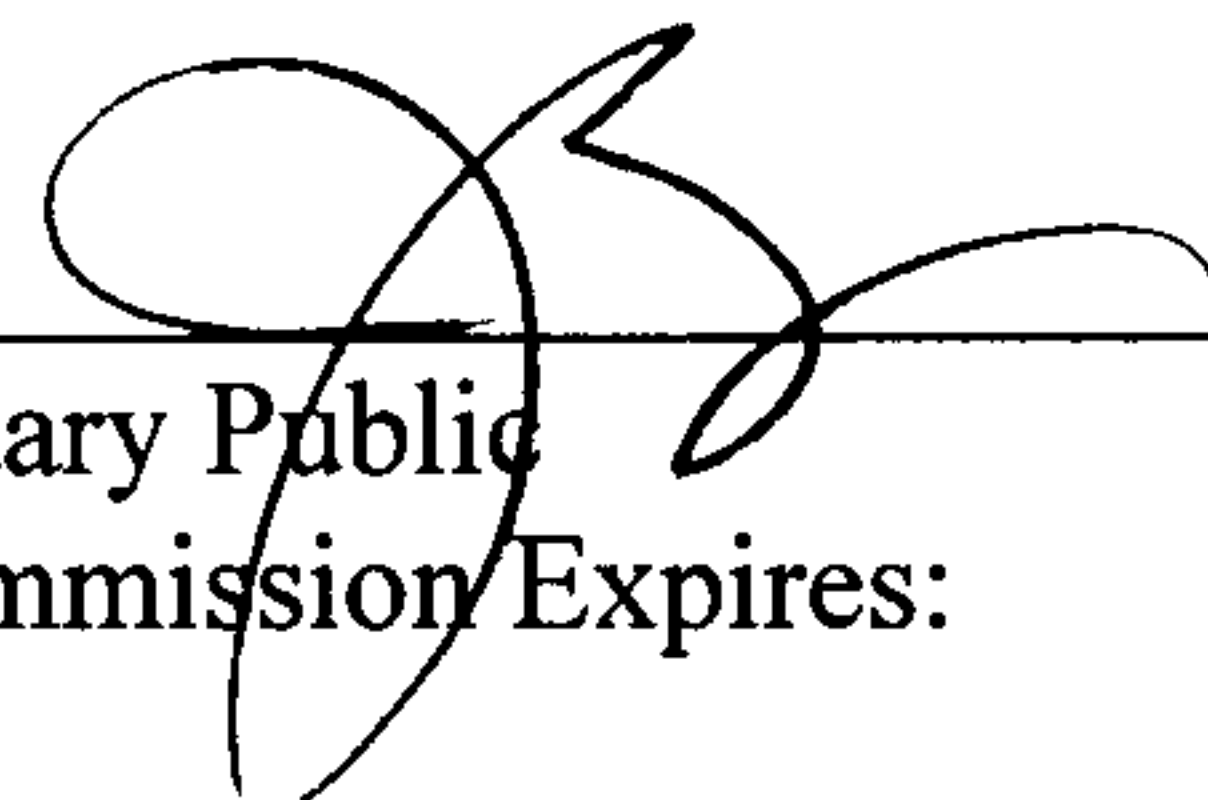



20131106000438540 2/4 \$98.00
Shelby Cnty Judge of Probate, AL
11/06/2013 01:42:20 PM FILED/CERT

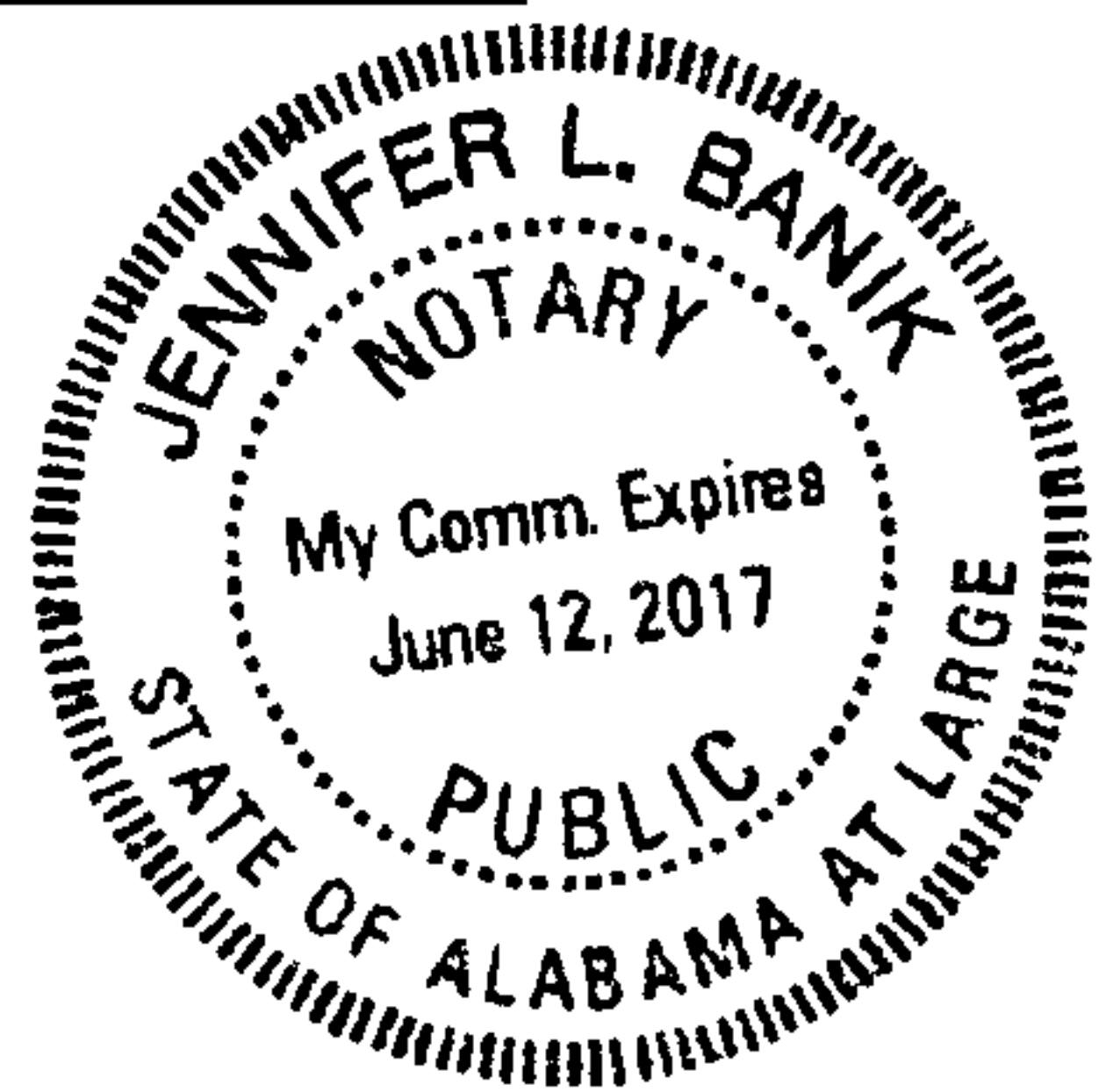
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billie Weir Morris, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of Nov 2013.



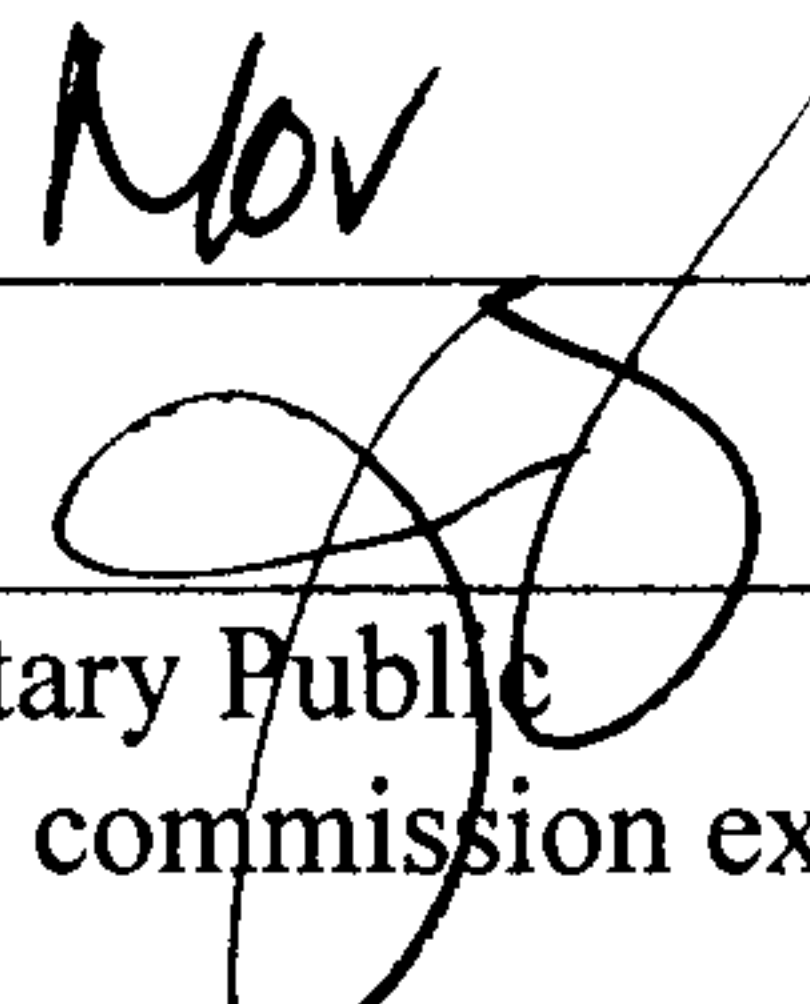
Notary Public
Commission Expires:



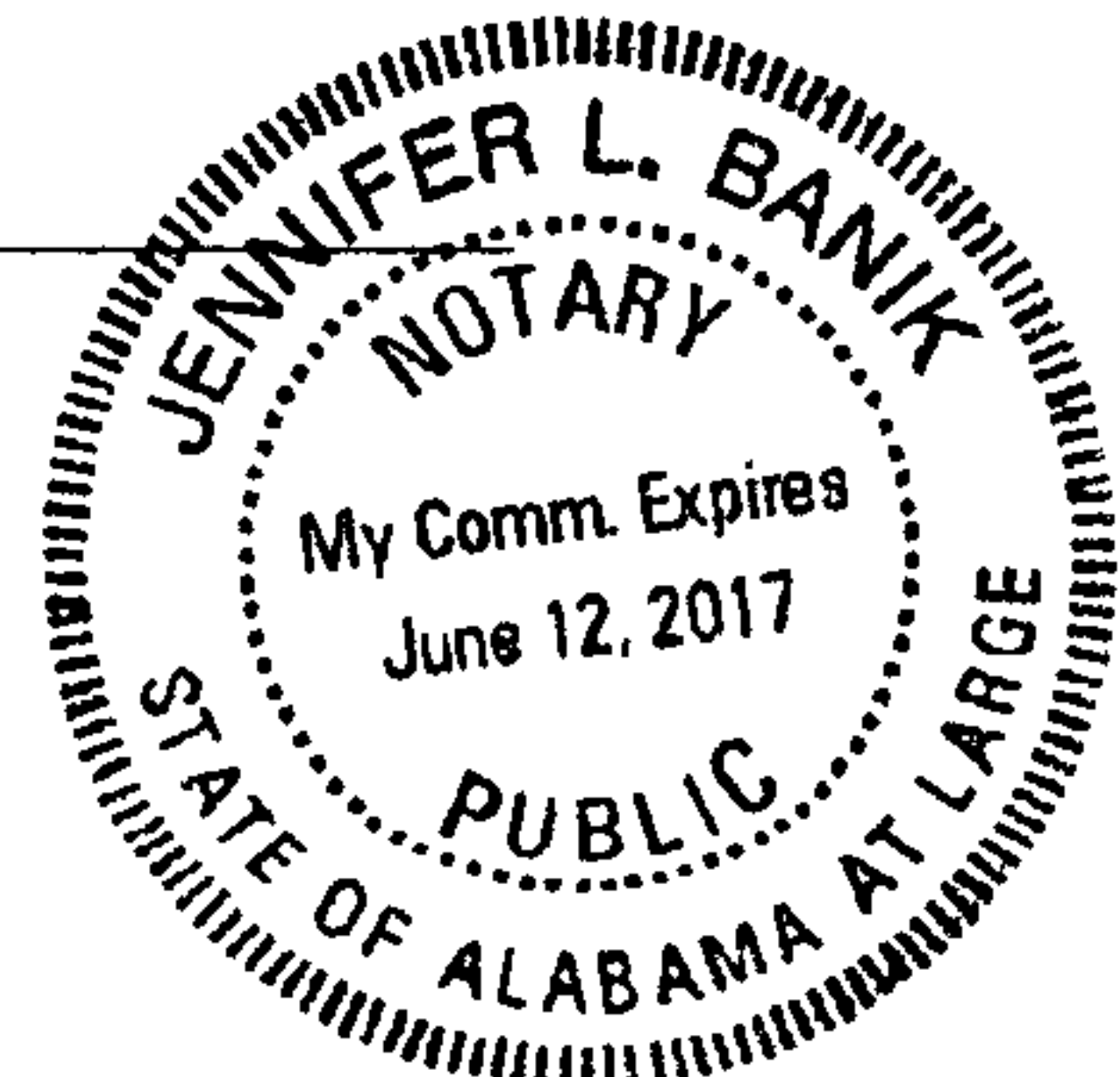
THE STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Billie Weir Morris, whose name as Trustee of the Billie Weir Morris Trust Agreement dated February 27, 1995, 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 instrument, she executed the same voluntarily and with the authority granted under said Trust on the day the same bears date.

Given under my hand this the 1 day of Nov, 20 13.



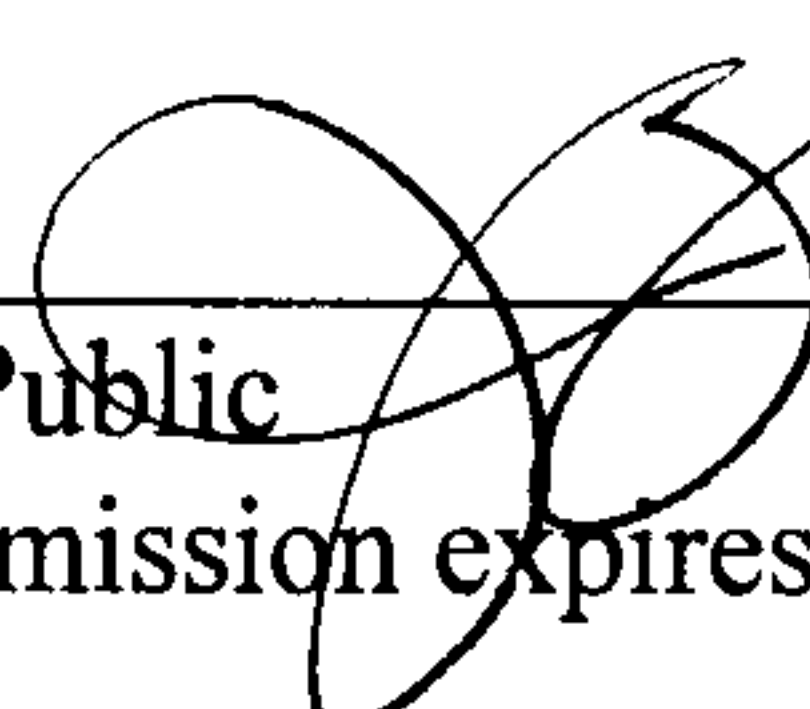
Notary Public
My commission expires:



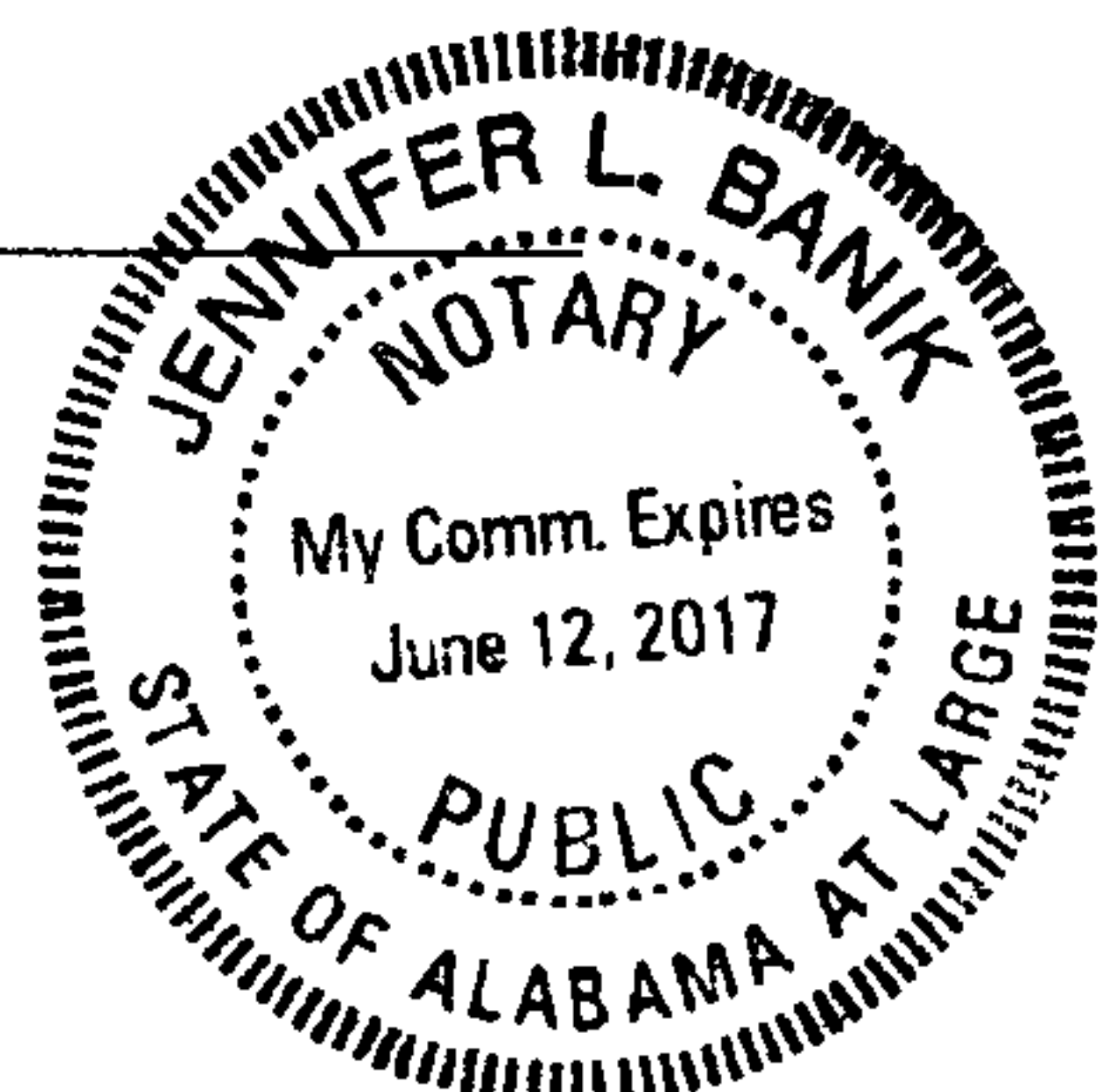
THE STATE OF ALABAMA
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Billie Weir Morris, whose name as Successor Trustee of the Robert Earl Morris Trust Agreement Dated February 27, 1995, 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 instrument, she executed the same voluntarily and with the authority granted under said Trust on the day the same bears date.

Given under my hand this the 1 day of Nov, 20 13.



Notary Public
My commission expires:




20131106000438540 3/4 \$98.00
Shelby Cnty Judge of Probate, AL
11/06/2013 01:42:20 PM FILED/CERT



20131106000438540 4/4 \$98.00
Shelby Cnty Judge of Probate, AL
11/06/2013 01:42:20 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Billie Weir Morris
Mailing Address 4057 Milner Way
Birmingham, AL
35242

Grantee's Name Andrew H. Hutchison
Mailing Address Heather W. Hutchison
4057 Milner Way
Birmingham, AL 35242

Property Address 4057 Milner Way
Birmingham, AL
35242

Date of Sale 11-1-13
Total Purchase Price \$345,000.00

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
☐ 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 11-1-13

Print Jennifer Benik

☐ Unattested

☐ (verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1