

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

BHM1300740

Send tax notice to:

Lee E. Morris

246 King Arthur Place

Alabaster, AL 35007

20131203000467980 1/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
12/03/2013 08:16:09 AM FILED/CERT

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Seven Thousand and 00/100 Dollars (\$127,000.00) in hand paid to the undersigned, **Patrick W. Blackwood and Adriane Harris Blackwood, Husband and Wife and Jon W. Allison and Linda E. Allison, Husband and Wife** (hereinafter referred to as "Grantor"), by **Lee E. Morris** (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 511, according to the Survey of Spring Gate Phase 5, as recorded in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$124,699.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

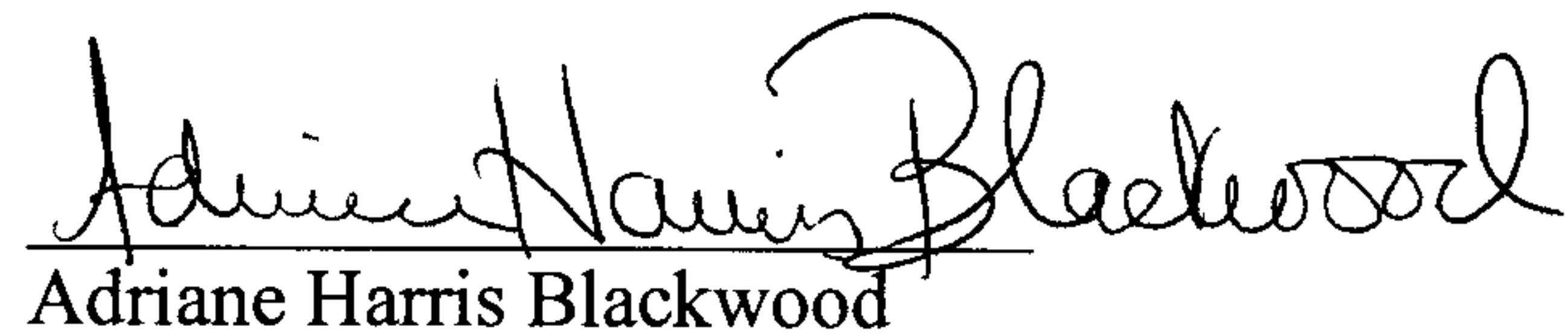
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

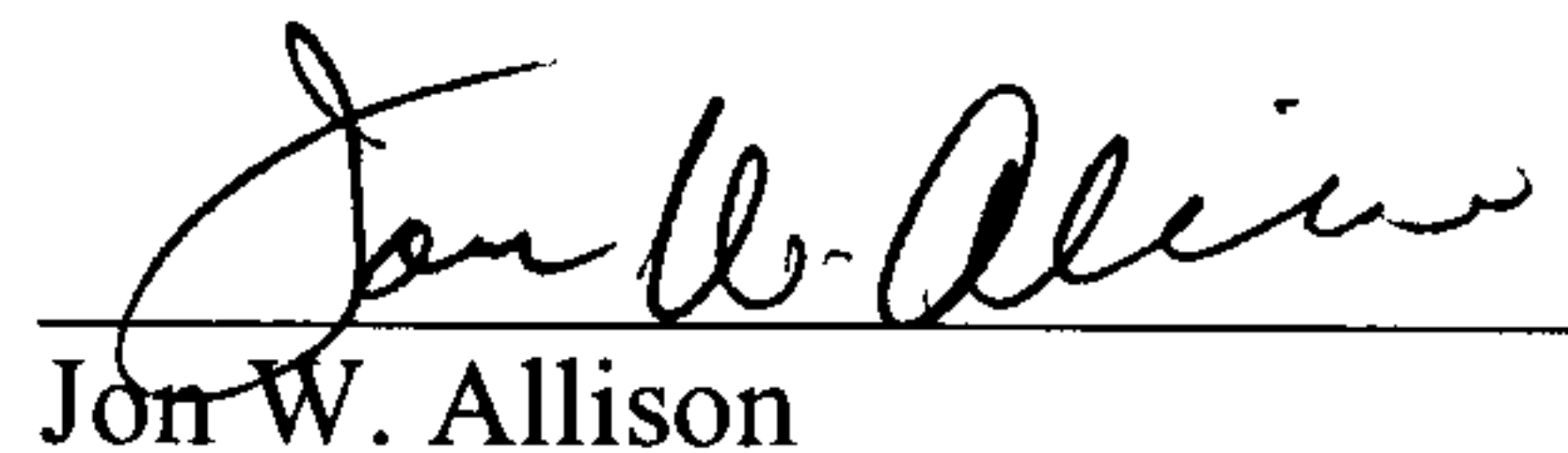
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

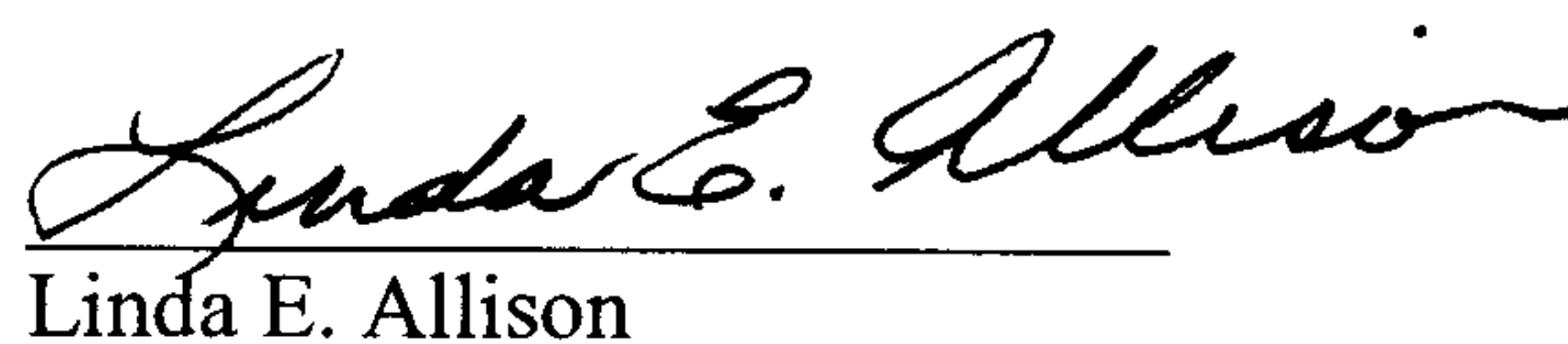
Shelby County, AL 12/03/2013  
State of Alabama  
Deed Tax: \$2.50

22<sup>nd</sup> IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the  
day of November, 2013

  
Patrick W. Blackwood

  
Adriane Harris Blackwood

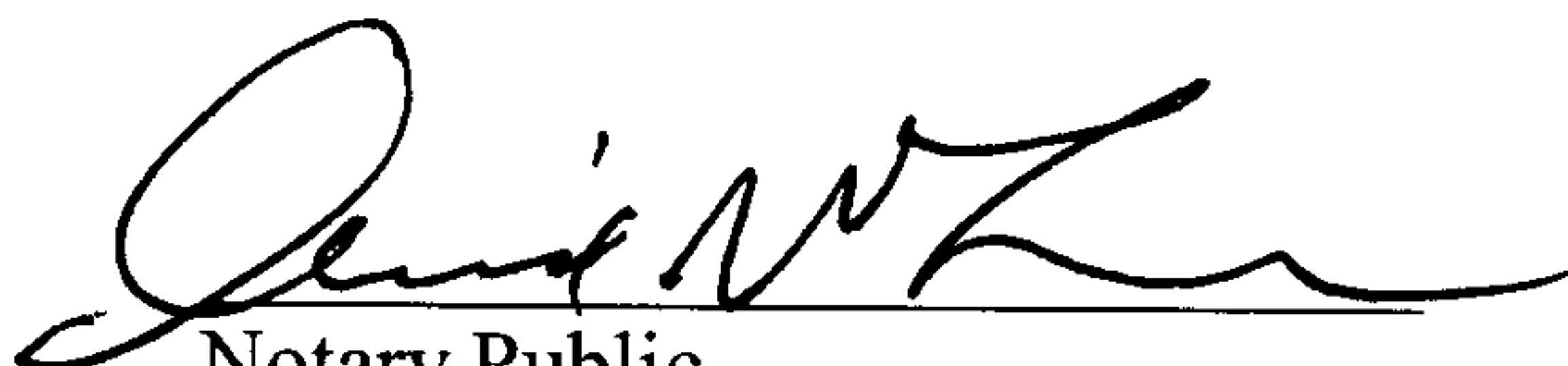
  
Jon W. Allison

  
Linda E. Allison

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick W. Blackwood and Adriane Harris Blackwood, and Jon W. Allison and Linda E. Allison, whose name is 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 22<sup>nd</sup> day of November, 2013.



Notary Public  
Print Name:  
Commission Expires:

(Notary Seal)



  
20131203000467980 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
12/03/2013 08:16:09 AM 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 Patrick W. + Adriane Harris

Mailing Address Blackwood

Grantee's Name Lee E Morris

Mailing Address 246 King Arthur Place  
Alabaster, AL 35007

Property Address 305 Thompson Rd  
Alabaster, AL 35007  
246 King Arthur Place  
Alabaster, AL 35007

Date of Sale 11-20-13

Total Purchase Price \$

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.

BHM1300740

## 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 11-22-13

Print Jennifer Banik

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20131203000467980 3/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
12/03/2013 08:16:09 AM FILED/CERT