

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

BH111300750



20131204000470620 1/3 \$44.00  
Shelby Cnty Judge of Probate, AL  
12/04/2013 02:57:20 PM FILED/CERT

Send tax notice to:

Daniel Warren & Lauren Rebecca Warren

311 McGuire Road

Indian Springs, AL 35124

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Six Thousand and 00/100 Dollars (\$236,000.00) in hand paid to the undersigned **Sidney L. Aultman, an unmarried man** (hereinafter referred to as "Grantor"), by **Daniel Warren and Lauren Rebecca Warren** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

A parcel of land situated in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2" capped pipe marking the SW corner of said Section 24 and run East along the South line thereof for a distance of 651.22 feet to a found 1" pipe; thence leaving said South line turn an interior angle to the right of  $87^{\circ}48'59''$  and run in a Northerly direction for a distance of 470.98 feet to a found  $\frac{1}{2}$ " rebar and the point of beginning of the property herein described; thence turn an interior angle right of  $92^{\circ}18'47''$  and run in a Westerly direction for a distance of 173.33 feet to a set  $\frac{5}{8}$ " capped rebar stamped CA-560LS; thence turn an interior angle to the left of  $92^{\circ}29'09''$  and run in a Northerly direction for a distance of 422.95 feet to a found  $\frac{1}{2}$ " rebar on the Southern most right of way of McGuire Road (50 foot right of way); thence turn an interior angle to the left of  $81^{\circ}21'27''$  and run in a Southeasterly direction along said right of way for a distance of 175.59 feet to a set  $\frac{5}{8}$ " capped rebar stamped CA-560LS; thence leaving said right of way turn an interior angle to the left of  $98^{\circ}34'54''$  and run in a Southerly direction for a distance of 404.09 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$212,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

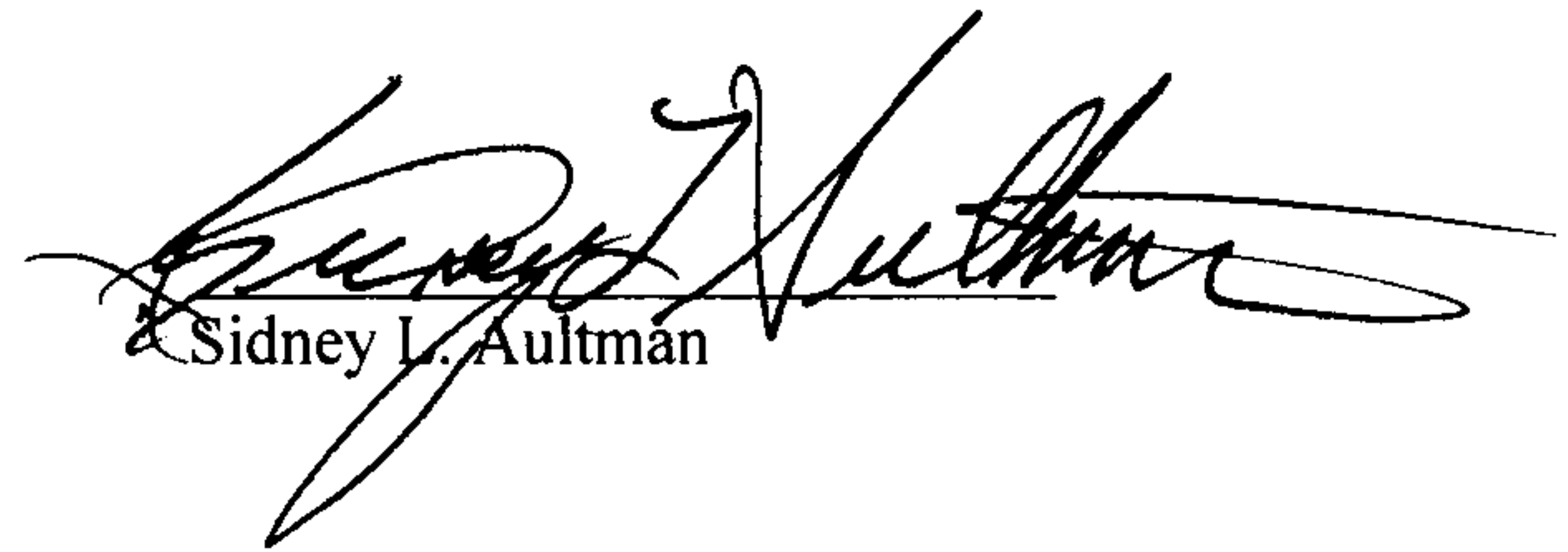
Shelby County, AL 12/04/2013  
State of Alabama  
Deed Tax: \$24.00


The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

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

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his 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, Grantor Sidney L. Aultman have hereunto set his signature and seal on November 27, 2013.

  
Sidney L. Aultman

  
20131204000470620 2/3 \$44.00  
Shelby Cnty Judge of Probate: AL  
12/04/2013 02:57:20 PM FILED/CERT

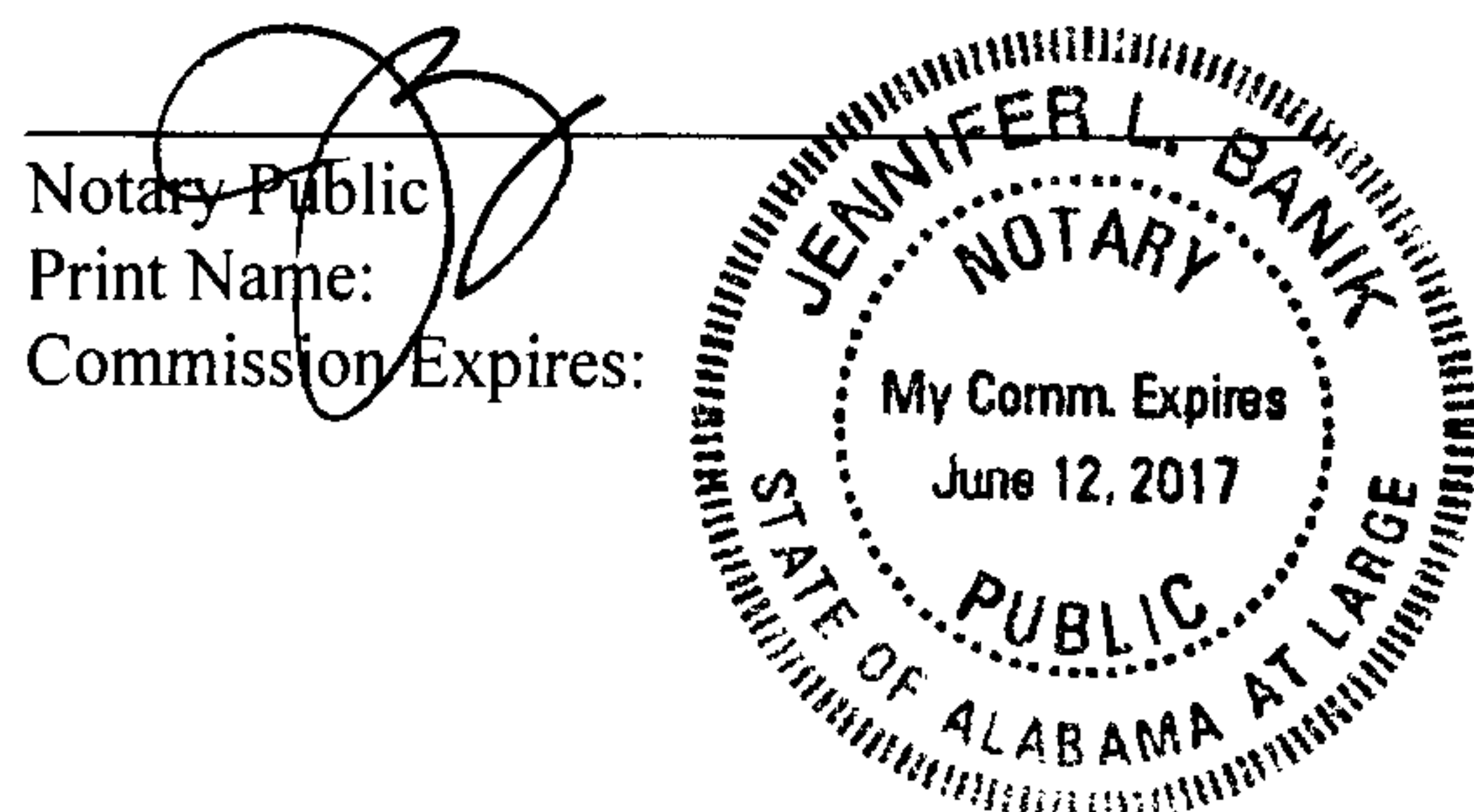
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney L. Aultman, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of Nov 2013.

(NOTARIAL SEAL)

Notary Public  
Print Name:  
Commission Expires:





# Real Estate Sales Validation Form

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

Grantor's Name: Sidney L. Aultman  
Mailing Address: 75 McGuire Lane  
Indian Springs, AL 35124

Grantee's Name: Daniel Warren and  
Mailing Address: Lauren Rebecca Warren  
311 McGuire Road  
Indian Springs, AL 35124

Property Address: 311 McGuire Road  
Indian Springs, AL 35124

Date of Sale: 11/27/2013  
Total Purchase Price \$236,000.00  
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

☐ Appraisal

☐ Sales Contract

☐ other: \_\_\_\_\_

☒ Closing Statement

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 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: 11/27/13

Print: Jennifer Banik

☐ Unattested

(verified by)

Sign

( Grantor / Grantee / Owner / Agent ) Circle One