

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

BHMY 00057

Send tax notice to:

Kathy D. Black

205 Stonegate Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Thousand and 00/100 Dollars and 00/100 Dollars (\$160,000.00) in hand paid to the undersigned, **Anthony L. Tropeano, by and through his attorney in fact K. Danielle Tropeano and K. Danielle Tropeano, Husband and Wife**, (hereinafter referred to as "Grantor"), by **Kathy D. Black** (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 17, according to the Survey of Stonegate Realty - Phase One, as recorded in Map Book 29, Page 4A and 4B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.

\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

SUBJECT PROPERTY IS A VACANT LOT.

The Grantor does for, 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.

IN WITNESS WHEREOF, Grantors, Anthony K. Tropeano and K. Danielle Tropeano, by, as attorney-in-fact, has hereunto set his/her signature and seal on this the 3rd day of February, 2014.

Anthony L. Tropeano by and through his
Anthony L. Tropeano, Attorney in Fact,
by and through his Attorney in Fact,
K. Danielle Tropeano
K. Danielle Tropeano

K. Danielle Tropeano
K. Danielle Tropeano

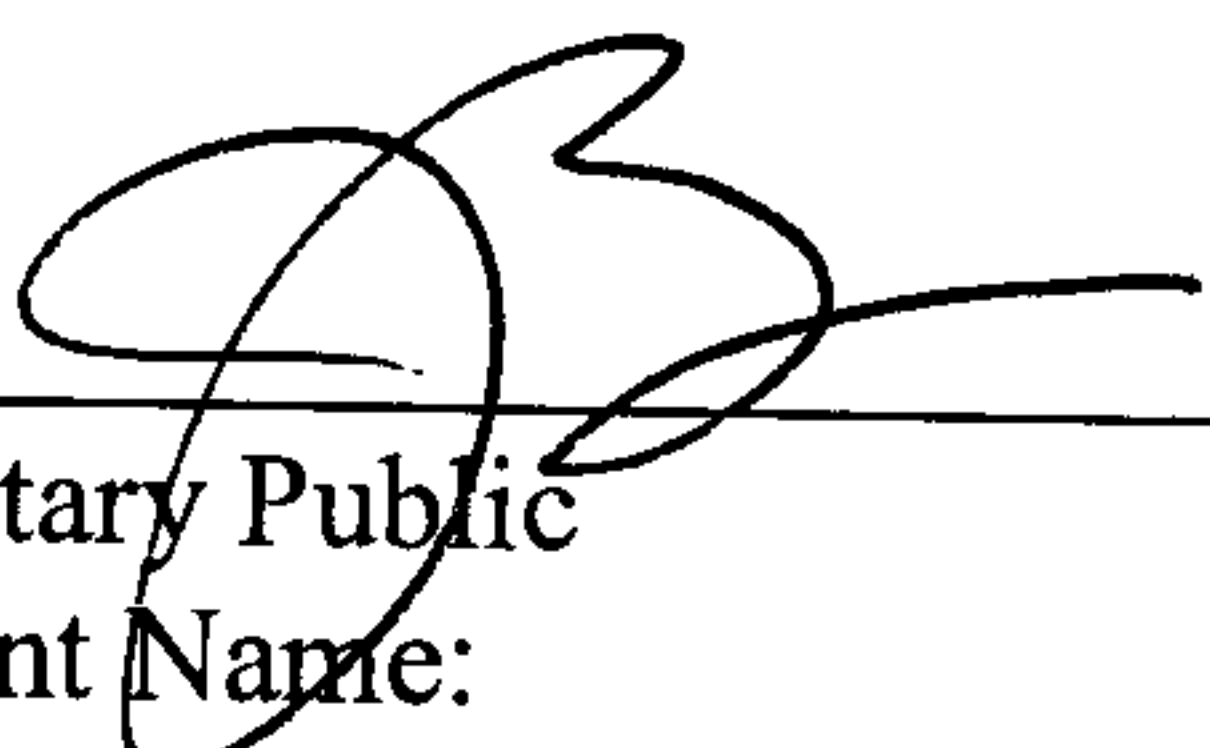
STATE OF ALABAMA
COUNTY OF JEFFERSON


20140204000032370 1/3 \$180.00
Shelby Cnty Judge of Probate, AL
02/04/2014 03:26:38 PM FILED/CERT

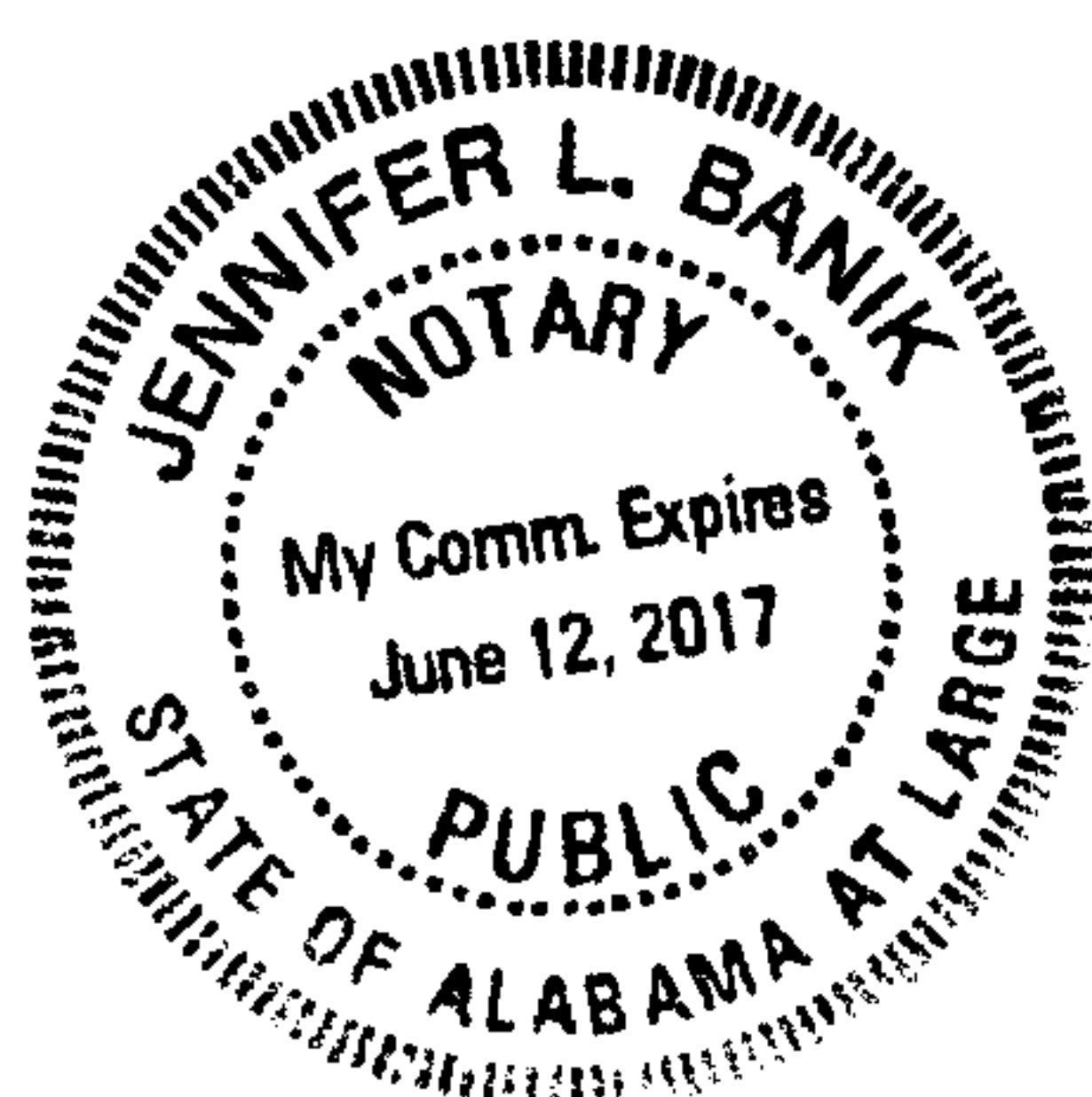
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that K. Danielle Tropeano, whose name as attorney in fact for Anthony L.

Tropeano and K. Danielle Tropeano, 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, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Anthony L. Tropeano, and individually, on the day the same bears date.

Given under my hand and official seal this the 3rd day of February, 2014.



Notary Public
Print Name:
Commission Expires:



20140204000032370 2/3 \$180.00
Shelby Cnty Judge of Probate, AL
02/04/2014 03:26:38 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: Anthony L. Tropeano and K. Danielle Tropeano
Mailing Address: 2009 Stonebrook Drive

Birmingham, AL 35242

Grantee's Name: Kathy D. Black
Mailing Address: 205 Stonegate Drive

Birmingham, AL 35242

Property Address: 199 Stonegate Drive
Birmingham, AL 35242

Date of Sale: 2/3/2014
Total Purchase Price \$160,000.00

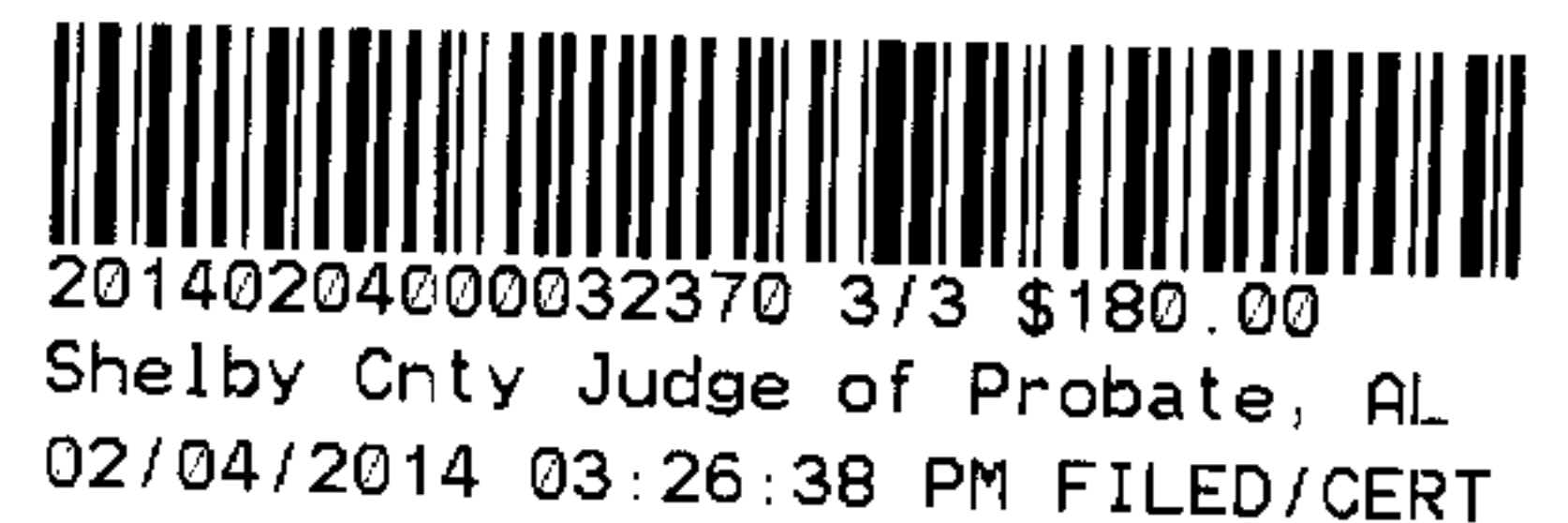
or
Actual Value: \$ _____
or

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: 2/3/2014

Print: Jennifer Banik

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1