

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

BHMI400012

Send tax notice to:

Michael P. Sterner

250 Cardinal Crest Drive

Montevallo, AL 35115

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED



20140204000032400 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
02/04/2014 03:26:41 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Nine Thousand and 00/100 Dollars (\$159,000.00) in hand paid to the undersigned, **Anne C. Hamilton and Alan Francis Caley, as Co-Trustees, successors in trust, under the Caley Marital Trust, dated December 22, 1997 and The Caley Family Trust, dated December 22, 1997** (hereinafter referred to as "Grantor"), by **Michael P. Sterner** (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:

Lots 13 and 14 and the Westerly 50.0 feet of Lot 12 of Houlditch Subdivision, as recorded in Map Book 4, Page 39 in the Office of the Probate Judge of Shelby County, Alabama. Also a parcel of land more particularly described as follows: Begin at the Northwest corner of said Lot 14; thence in a Northeasterly direction along the Northerly property lines of said Lots 14, 13 and 12, a distance of 250.00 feet; thence 90.0 degrees left, in a Northwesterly direction a distance of 269.29 feet; thence 88 degrees 17 minutes left in a Northwesterly direction 86.80 feet; thence 12 degrees left in a Southwesterly direction a distance of 80.00 feet; thence 28 degrees 57 minutes right in a Northwesterly direction a distance of 89.20 feet; thence 108 degrees 40 minutes left in a Southeasterly direction a distance of 285.98 feet to the point of beginning. Situated in Shelby County, Alabama.

Shelby County, AL 02/04/2014
State of Alabama
Deed Tax: \$32.00

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

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

\$127,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

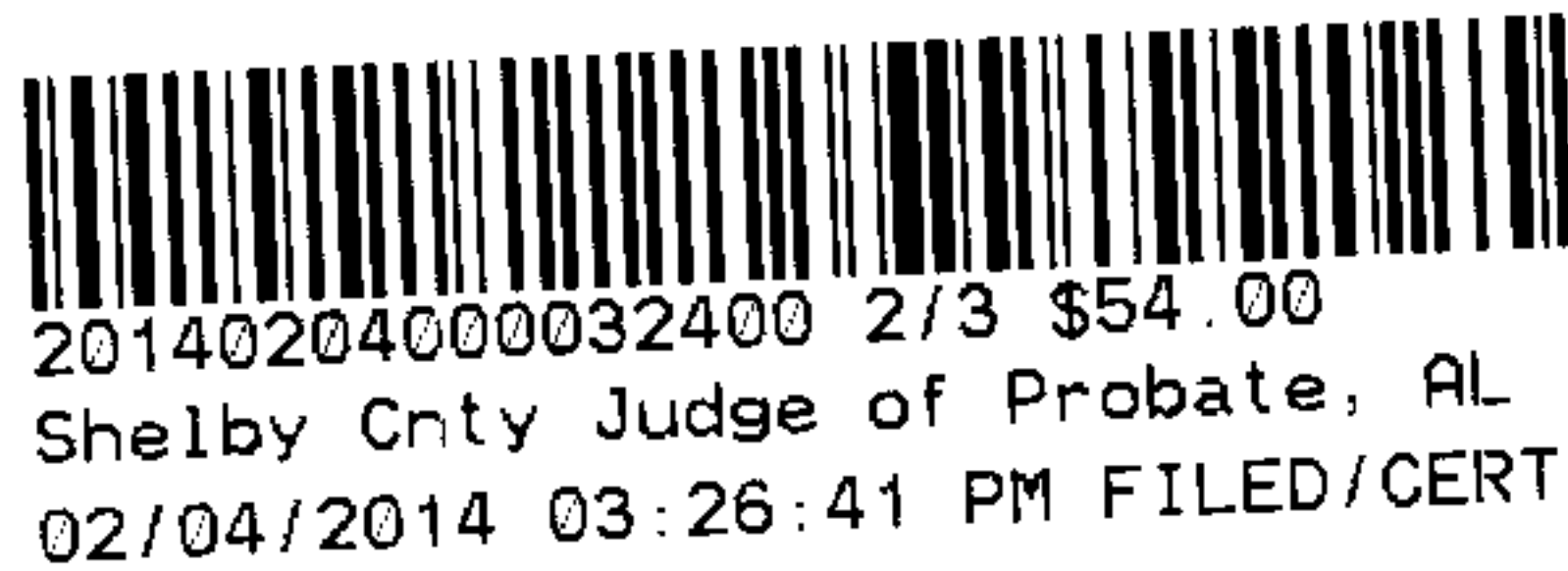
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted

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.

IN WITNESS WHEREOF, Grantors has set their signature and seal on this the 30 day of January, 2014.

Anne C. Hamilton and Alan Francis Caley,
as Co-Trustees, successors in trust, under
the Caley Marital Trust, dated December
22, 1997 and The Caley Family Trust,
dated December 22, 1997



Anne C. Hamilton, Trustee
By Anne C. Hamilton
Alan Francis Caley, Trustee
By Alan Francis Caley

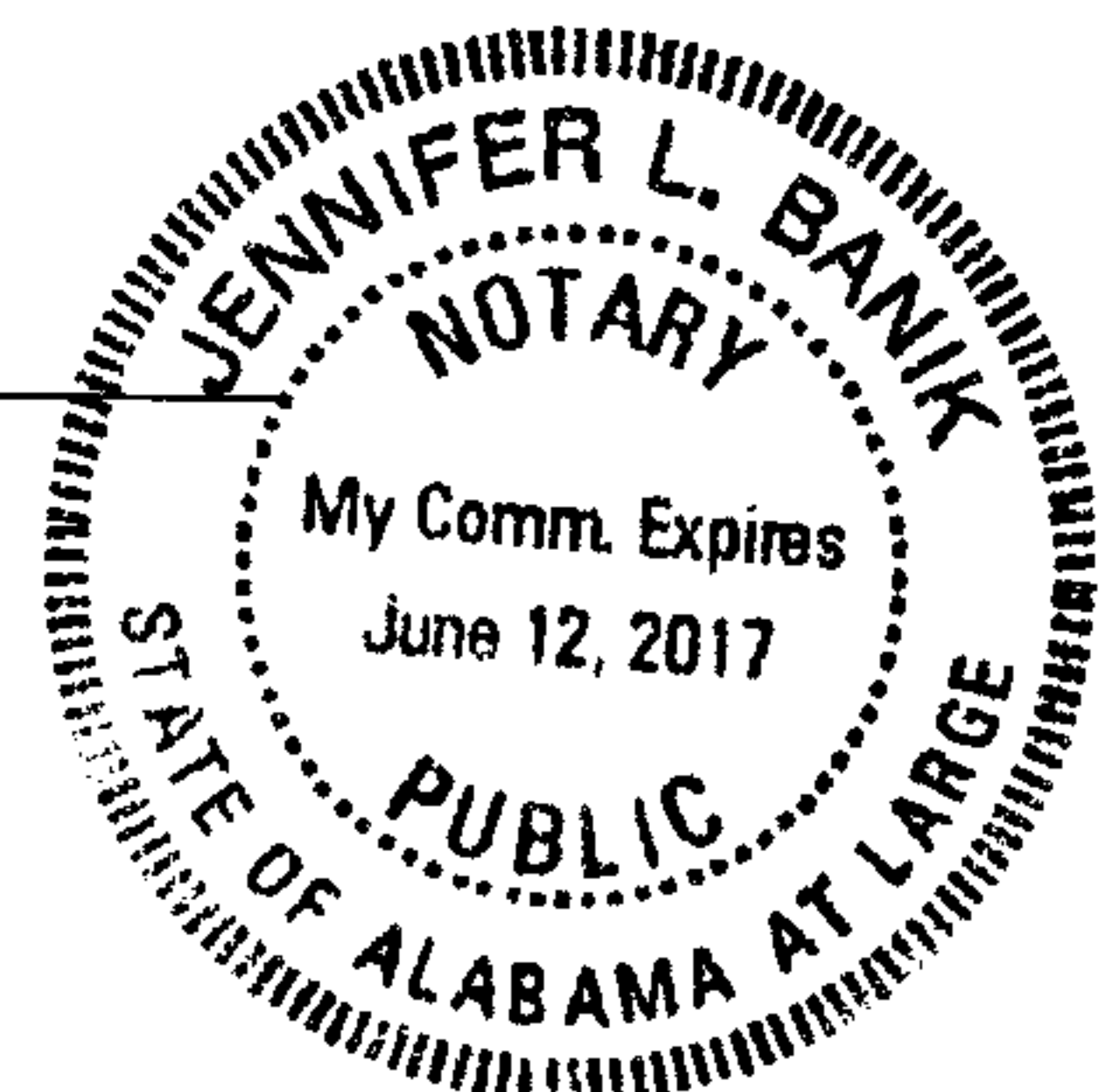
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne C. Hamilton and Alan Francis Caley, as Co-Trustees, successors in trust, under the Caley Marital Trust, dated December 22, 1997 and The Caley Family Trust, dated December 22, 1997, 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 and in their capacity as co-trustees, successors in trust, under the Caley Marital Trust, dated December 22, 1997 and The Caley Family Trust, dated December 22, 1997, on the day the same bears date.

Given under my hand and official seal this, the 30 day of January, 2014.

(Notary Seal)

[Signature]
Notary Public
Print Name:
Commission:



Real Estate Sales Validation Form

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

Grantor's Name: The Caley Marital Trust and
The Caley Family Trust
Mailing Address: 805 Cornelia Road

Grantee's Name: Michael P. Sterner
Mailing Address: 250 Cardinal Crest Drive

Brierfield, AL 35035

Montevallo, AL 35115



20140204000032400 3/3 \$54.00
Shelby Cnty Judge of Probate, AL
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Property Address: 250 Cardinal Crest Drive
Montevallo, AL 35115

Date of Sale: 1/30/2014
Total Purchase Price \$159,000.00

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.

BAM 1400012

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: 1/30/2014

Print: Jennifer Banik

☐ Unattested _____
(verified by)

Sign _____
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1