

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

BHM14 00067

Send tax notice to:

Cody Nott


3 Indianwood Terrace

Pelham, AL 35124

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

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20140306000062490 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/06/2014 03:44:58 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Two Thousand Five Hundred and 00/100 Dollars (\$92,500.00) in hand paid to the undersigned, **Christopher J. Banta and Aimee N. Banta, Husband and Wife** (hereinafter referred to as "Grantors"), by **Cody Nott** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 19 South, Range 3 West, thence Northerly along the West line of said Quarter-Quarter Section a distance of 470.41 feet; thence 82 degrees 00 minutes right Northeasterly 345.46 feet; thence 90 degrees 22 minutes right 25 feet to the South right of way boundary of a street and the point of beginning of tract of land herein described; thence continue along the last mentioned course 78.79 feet through the centerline of a duplex building, dividing it into two separate units; thence 65 degrees 52 minutes 09 seconds left 76.97 feet; thence 114 degrees 29 minutes 51 seconds left 110.71 feet to the South right of way boundary of the aforementioned street; thence 90 degrees 00 minutes left along said street 69.54 feet to the point of beginning. Situated in Shelby County, Alabama. Being further described as Lot 3, according to the Map of Indianwood Terrace, as recorded in Map Book 9, Page 172, 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.

\$90,824.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

Aimee N. Banta is one and the same person as Aimee N. Seanor.

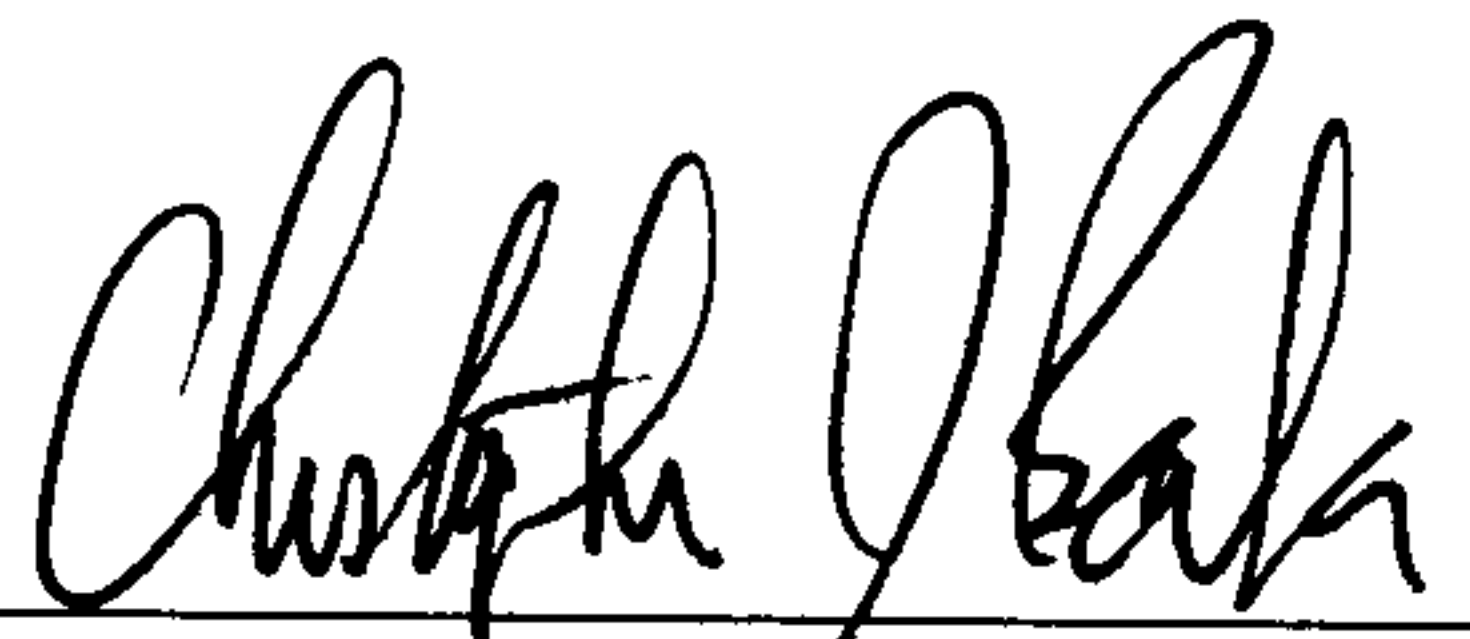
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that jthey will, and their heirs,

Shelby County, AL 03/06/2014
State of Alabama
Deed Tax: \$2.00

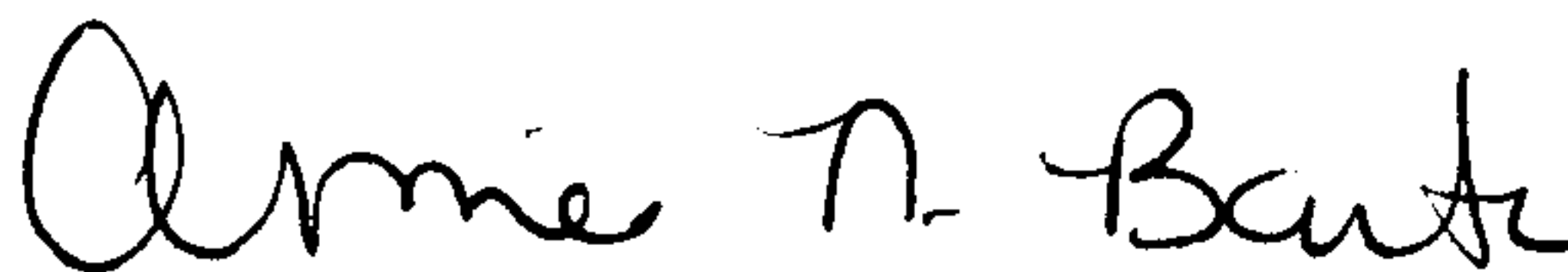
executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 3 day of March, 2014.



Christopher J. Banta



Aimee N. Banta



20140306000062490 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher J. Banta and Aimee N. Banta, Husband and Wife, 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 on the day the same bears date.

Given under my hand and official seal this, the 3 day of March, 2014
20.

(Notary Seal)



Notary Public

Printed Name: _____

My 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: Christopher J. Banta and
Aimee N. Banta
Mailing Address: 211 Knotting Place
Madison, AL 35758

Grantee's Name: Cody Nott
Mailing Address: 3 Indianwood Terrace
Pelham, AL 35124

Property Address: 3 Indianwood Terrace
Pelham, AL 35124

Date of Sale: 3/3/2014
Total Purchase Price \$92,500.00

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)

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> other: _____ |
| <input checked="" type="checkbox"/> 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.

BAM1400067

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: 3/3/2014

Print: Jennifer Banik

☐ Unattested

Sign

(Grantor / Grantee / Owner / Agent) Circle One


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Form RT-1