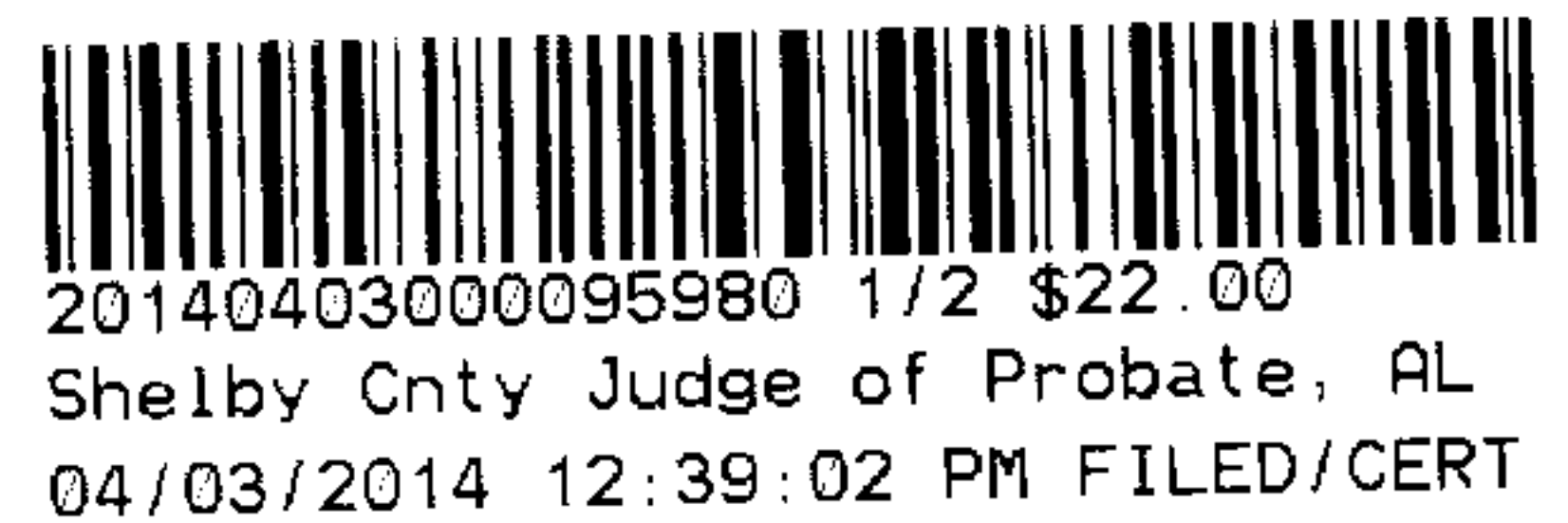


This instrument was prepared by:
D. Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice To:
Rebecca L. Rylee
1220 9th Avenue Southwest
Alabaster, AL 35007



GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Five Thousand and 00/100 (\$145,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Estate of Robert J. Raney, Deceased,, Probate Case No. PR-2013-000423**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rebecca L. Rylee**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 21, Block 2, according to the Survey of Bermunda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$142,373.00 of the above-recipted purchase price was paid from a mortgage loan closed simultaneously herewith.

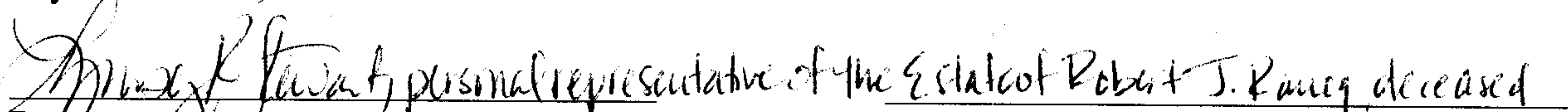
Robert J. Raney and R.J. Raney are one and the same person.

Rebecca L. Rylee and Rebecca Rylee are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE's heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 3rd day of March, 2014.

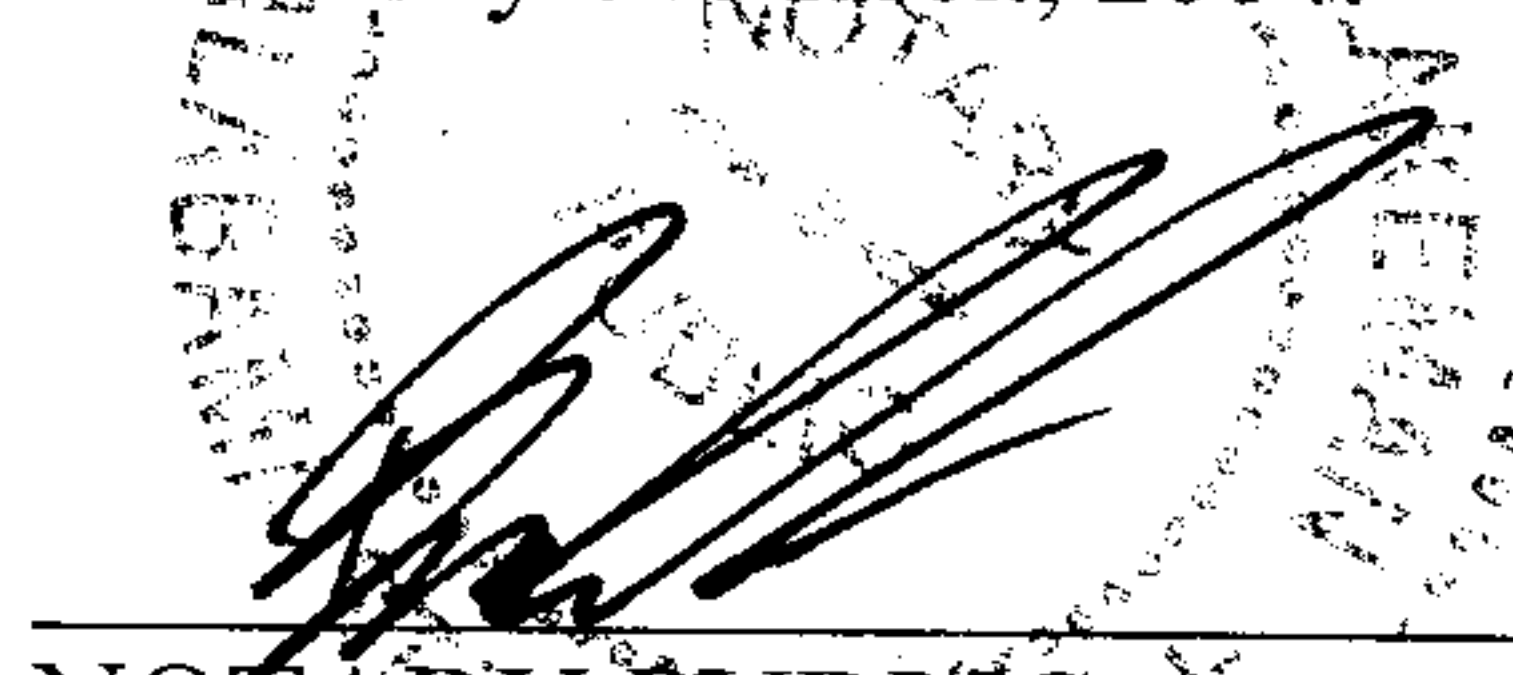

Lynnsey R. Stewart as personal representative
of the Estate of Robert J. Raney, Deceased
Probate Case No. PR-2013-000423,

Shelby County, AL 04/03/2014
State of Alabama
Deed Tax: \$3.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lynnsey R. Stewart as personal representative of the Estate of Robert J. Raney, Deceased,, Probate Case No. PR-2013-000423**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC
My Commission Expires: 3.3.16

Real Estate Sales Validation Form

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

Grantor's Name Estate of Robert J. Raney
Mailing Address 2472 Wakestone Cir.
Auburn, AL 36832

Grantee's Name Rebecca L. Rylee
Mailing Address 1220 9th Ave Southwest
Alabaster, AL 35007

Property Address 1220 9th Ave Southwest
Alabaster, AL 35007

Date of Sale 145,000.00
Total Purchase Price \$ March 3, 2014

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

20140403000095980 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
04/03/2014 12:39:02 PM FILED/CERT

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 3.3.14

Print ESTATE OF ROBERT J. RANEY

Sign [Signature] personal representative

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1