

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

BPM1400113

20140409000103050 1/4 \$258.50
Shelby Cnty Judge of Probate, AL
04/09/2014 03:52:00 PM FILED/CERT

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FLORENCE, ROBINSON & BENNETT, LLP
5555 GLENRIDGE CONNECTOR, SUITE 485-A
ATLANTA, GA 30342

STATE OF GEORGIA
COUNTY OF FULTON

PREPARED AT
GRANTOR'S REQUEST.
NO TITLE EXAM.
FOR THE PURPOSE OF HOMESTEAD
EXEMPTION, OCCUPANCY
REMAINS THE SAME

WARRANTY DEED TO TRUSTEE

THE GRANTOR(S), **JACQUELYN LEDBETTER**, for and in consideration of ⁵⁰⁰~~for~~
and No/100-----Dollars, and other good and valuable considerations in hand paid,
conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants

UNTO FREEPORT TITLE & GUARANTY, INC., as Trustee and not personally
under the **514 MEADOW RIDGE CIRCLE** Land Trust dated November 12, 2004, the
following real estate being further described as:

LOT 14 ACCORDING TO THE SURVEY OF MEADOW BROOK CLUSTER HOMES, FIRST
SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 20, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto,
belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises in fee simple forever, with the
appurtenances attached thereto upon the trust and for the uses and purposes herein and
in said Trust Agreement set forth.

FULL power and authority granted to said Trustee, with respect to the said premises
or any part of it, and at any time or times, to subdivide said premises or any part thereof, to
dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and
to resubdivide said property as often as desired, to contract to sell, to grant options to
purchase, to sell on any terms, to convey either with or without consideration, to donate, to
mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said
property, or any part, from time to time, in possession or reversion by leases to commence
now or later, and upon any terms and for any period or periods of time and to renew or
extend leases upon any terms and for any period or periods of time, to renew or extend
leases upon any terms and for any period or periods of time, and to amend, change or
modify the terms and provisions thereof at any time hereafter, to contract to make leases
and to grant options to lease and options to renew leases and options to purchase the whole
or any part of the reversion and to contract respecting the manner of fixing the amount of
future renters, to partition or exchange the said property or any part thereof for other real or
personal property, to grant easements or changes of any kind, to release, convey or assign
any right, title or interest in or about easement appurtenant to said premises or any part
thereof, and to deal with said property and every part thereof in all other ways and for such
other considerations as it would be lawful for any person owning the same to deal with the
same, whether similar to or different from the ways above specified, at any time or times
hereafter.

IN NO CASE shall any party dealing with said trustee in relation to said premises, to
whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or
mortgaged by said trustee, be obliged to see to the application of any purchase money, rent
or money borrowed or advanced on said premises, or be obliged to see that the terms of this
trust have been complied with, or be obliged to inquire into the necessity or expediency of

Shelby County, AL 04/09/2014
State of Alabama
Deed Tax: \$235.50

[Signature]

any act of said trustee, or be obliged or privileged to inquire into any terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the same time of delivery thereof, the Trust created by this Indenture, and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance if the trust's constitutions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument. The Trustee can not be substituted without the written consent and acknowledgment of the Trustee appointed herein and such notice recorded in the office of the Clerk of Superior Court within the stated county.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them hall be only in the earning, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only as interest in the earnings, avails and proceeds thereof as aforesaid.

AND as the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances.

IN WITNESS WHEREOF, the said grantor has hereunto set their hands and seals this 12TH day of **NOVEMBER, 2004**.


JACQUELYN LEDBETTER (SEAL)

Signed and sealed this
in the presence of:





Witness **Y. F. RUBIO**



Notary Public




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State of Alabama - Jefferson County
I certify this instrument filed on:
2004 NOV 19 02:39:56:26PM
Recorded and \$ **.50** Mtg. Tax
and \$ **7.00** Deed Tax and Fee Amt.
\$ **7.50** Total \$
MICHAEL F. BOLIN, Judge of Probate

200415/6895



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State of Alabama

Jefferson County

I, the Undersigned, as Judge of Probate Court in and for Jefferson County, Alabama, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office. Given under my hand and official seal, this the 5th day of March, 2014.

Alan L. King
JUDGE OF PROBATE

Real Estate Sales Validation Form

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

Grantor's Name: Jacquelyn Ledbetter
Mailing Address: 514 Meadow Ridge Circle
Birmingham, AL 35242

Grantee's Name: Freeport Title & Guaranty
Mailing Address: 514 Meadow Ridge Circle
Birmingham, AL 35242

Property Address: 514 Meadow Ridge Circle
Birmingham, AL 55242

Date of Sale: 11/12/2004
Total Purchase Price \$ _____ or

Actual Value: \$ _____ or

Assessor's Market Value:
\$235,500.00

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.

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: 4/3/2014


Print: Jennifer Banik

☐ Unattested _____

Sign _____

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1


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