

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


*BLM140013*

Send tax notice to:

Jonathan Baggett and Suzanne Baggett  
514 Meadow Ridge Circle  
Birmingham, AL 35242

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

State of Alabama  
County of Shelby

  
20140409000103070 1/3 \$95.00  
Shelby Cnty Judge of Probate, AL  
04/09/2014 03:52:02 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) in hand paid to the undersigned **Jeffrey H. Latham and Lauren G. Latham, Husband and Wife** (hereinafter referred to as "Grantors"), by **Jonathan Baggett and Suzanne Baggett** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

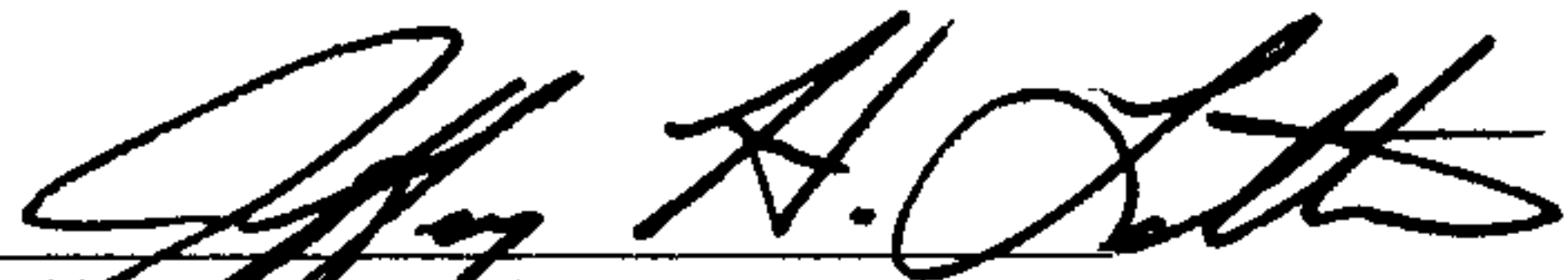
**JEFFREY H. LATHAM IS ONE AND THE SAME AS JEFFREY N. LATHAM AS SHOWN ON DEED DATED MAY 31, 2006 AND FILED ON JUNE 19, 2006 IN INSTRUMENT NO. 20060619000292240.**

**\$185,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their 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 they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Jeffrey H. Latham and Lauren G. Latham have hereunto set their signatures and seals on April 3, 2014.

  
Jeffrey H. Latham  
aka Jeffrey N. Latham

  
Lauren G. Latham

  
20140409000103070 2/3 \$95.00  
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 Jeffrey H. . Latham and Lauren G. Latham, whose name 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 April, 2014.

(NOTARIAL SEAL)



  
Notary Public  
Print Name:  
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: Jeffrey H. Latham and  
Lauren G. Latham  
Mailing Address: 514 Meadow Ridge Circle  
Birmingham, AL 35242

Grantee's Name: Jonathan Baggett and  
Suzanne Baggett  
Mailing Address: 514 Meadow Ridge Circle  
Birmingham, AL 35242

Property Address: 514 Meadow Ridge Circle  
Birmingham, AL 55242

Date of Sale: 4/3/2014  
Total Purchase Price \$260,000.00

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: 4/3/2014


Print: Jennifer Banik

☐ Unattested

Sign

( Grantor / Grantee / Owner / Agent ) Circle One

**Form RT-1**

  
20140409000103070 3/3 \$95.00  
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