

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

BHM1400209

Send tax notice to:

William M. & Peggy M. Gaines

5117 Hollow Log Lane  
Birmingham, AL 35244

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

BHM1400209

State of Alabama

County of Shelby



20140428000125480 1/3 \$173.50  
Shelby Cnty Judge of Probate, AL  
04/28/2014 11:31:55 AM FILED/CERT

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Three Thousand Five Hundred and 00/100 Dollars (\$153,500.00) in hand paid to the undersigned **Heath P Bryant and Robin Bryant, husband and wife** (hereinafter referred to as "Grantors"), by **William M. Gaines and Peggy M. Gaines** (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 1, according to the Survey of Chadwick, Sector 4, as recorded in Map Book 20, Page 38, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

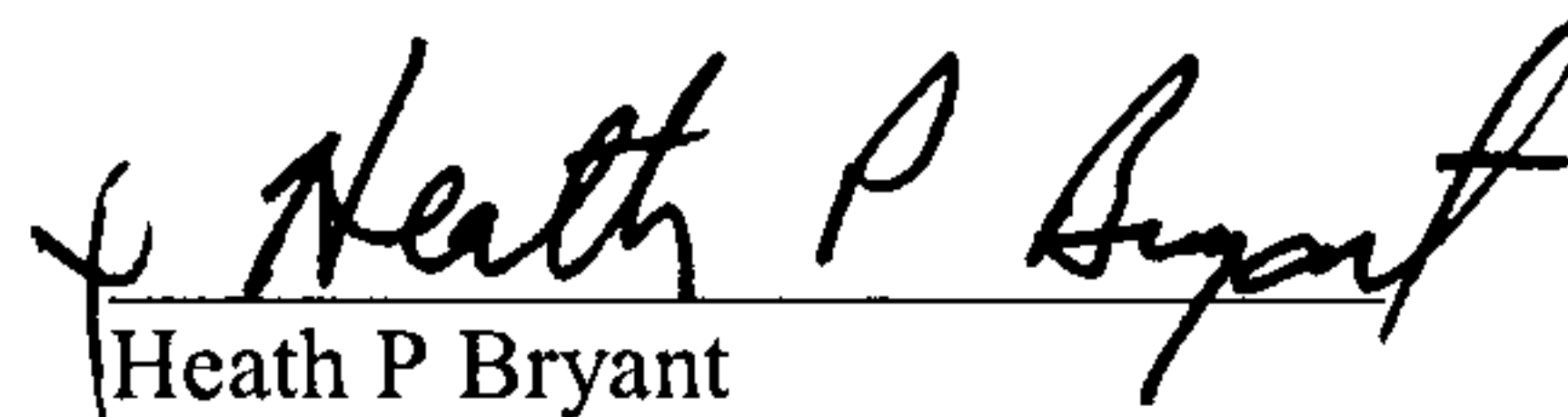
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

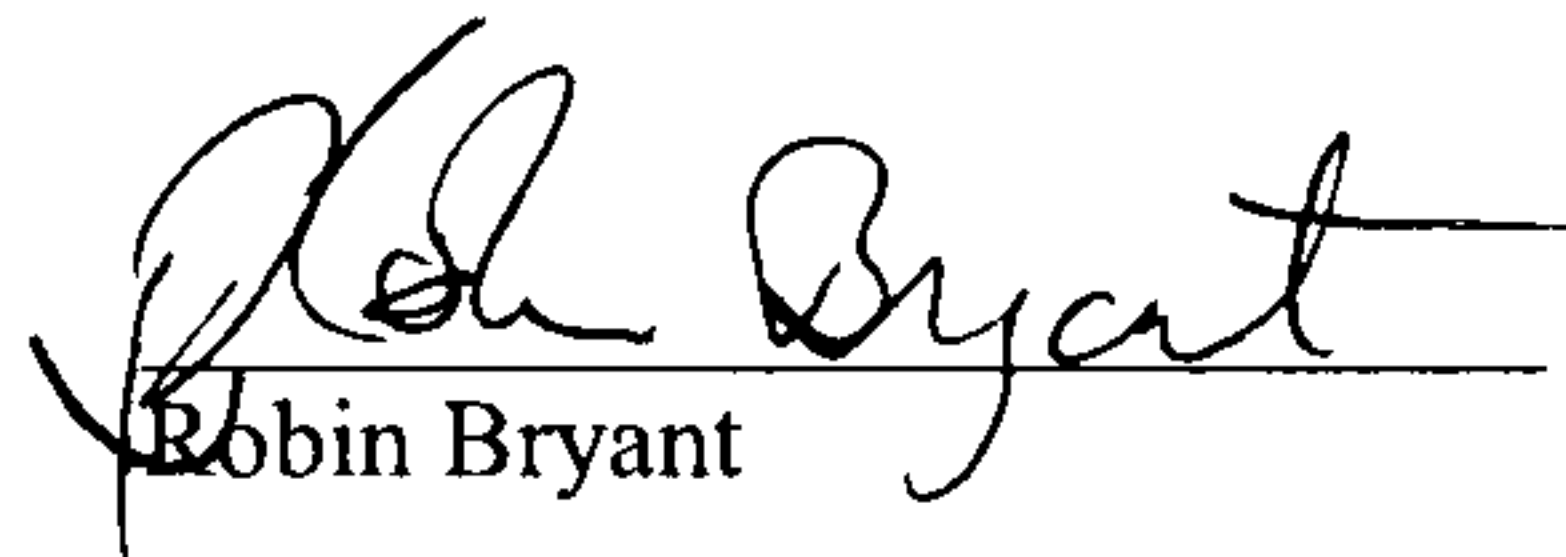
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 they are 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.

Shelby County, AL 04/28/2014  
State of Alabama  
Deed Tax: \$153.50

IN WITNESS WHEREOF, Grantors Heath P Bryant and Robin Bryant have hereunto set their signatures and seals on April 23, 2014.

  
Heath P Bryant

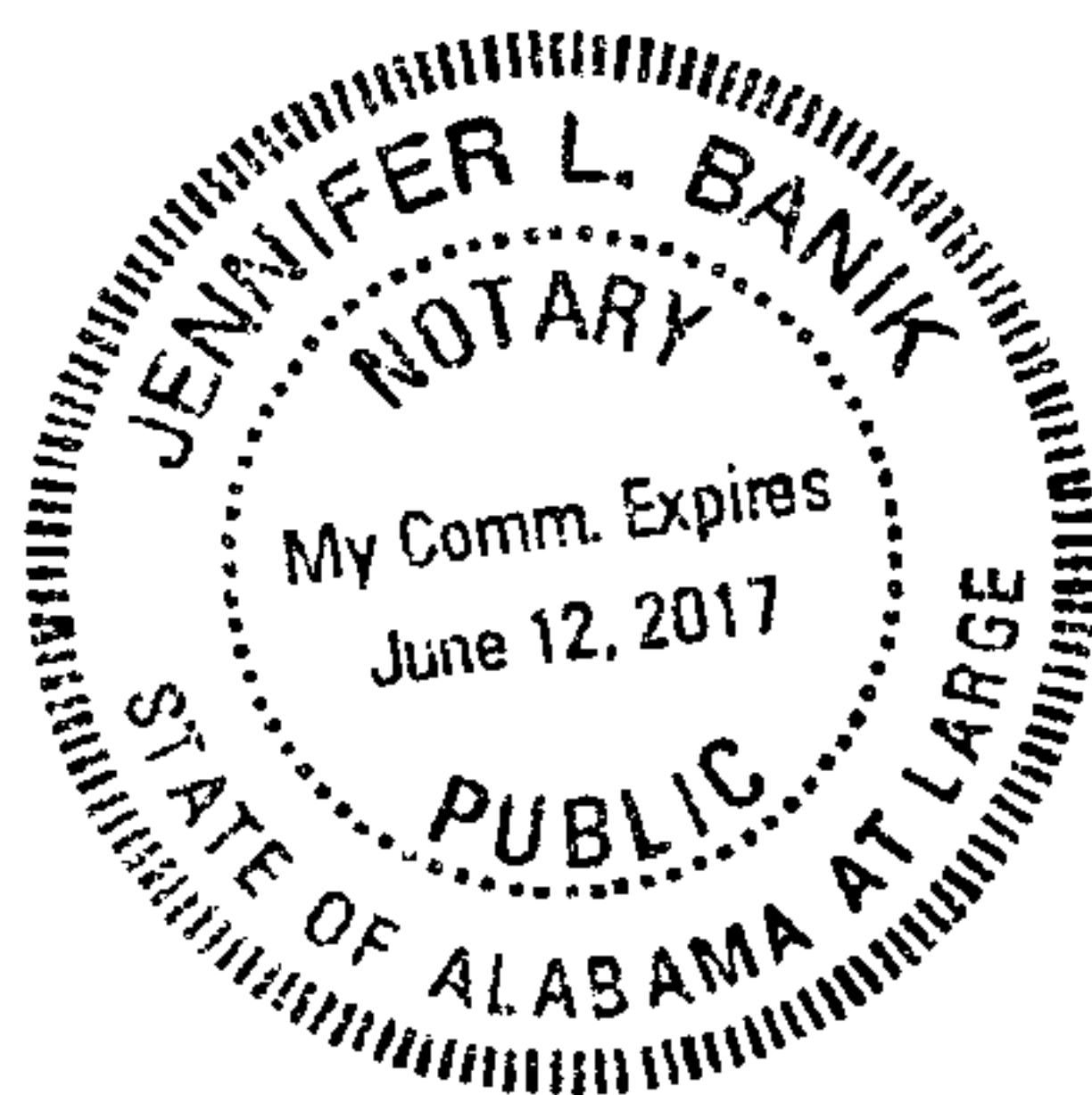
  
Robin Bryant

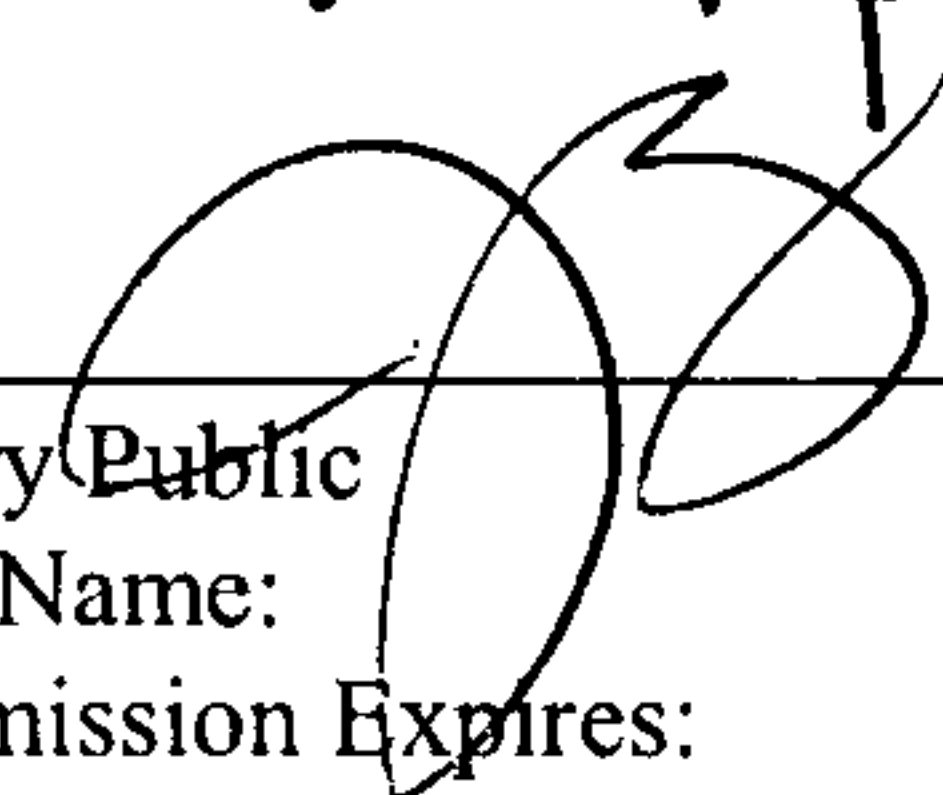
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heath P Bryant and Robin Bryant, husband and wife whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of April 2014.

(NOTARIAL SEAL)



  
Notary Public  
Print Name:  
Commission Expires:



20140428000125480 2/3 \$173.50  
Shelby Cnty Judge of Probate, AL  
04/28/2014 11:31:55 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name: Heath P. Bryant and Robin

Bryant

Mailing Address: 38 Signal Cove

Chelsea, AL 35043



20140428000125480 3/3 \$173.50  
Shelby Cnty Judge of Probate, AL  
04/28/2014 11:31:55 AM FILED/CERT

Property Address: 230 Chadwick Lane

Helena, AL 35080

Grantee's Name: William M. Gaines and

Peggy M. Gaines

Mailing Address: 5117 Hollow Log Lane  
Birmingham, AL 35244

Date of Sale: 4/23/2014

Total Purchase Price \$153,500.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ other: \_\_\_\_\_

☒ 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: 4/22/2014

Print: Jennifer Bank

☐ Unattested

(verified by)

Sign

( Grantor / Grantee / Owner / Agent ) Circle One

**Form RT-1**