

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

BHMI400326

Send tax notice to:

David B. Youngblood & Tonya D. Youngblood
1088 Dublin Way
Birmingham, AL 35242

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$304,900.00) in hand paid to the undersigned **James M. Ballard and Suzanne Ballard, Husband and Wife**, (hereinafter referred to as "Grantors"), by **David B. Youngblood and Tonya D. Youngblood** (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 30A, according to the survey of Dunnivant Square Resurvey, as recorded in Map Book 42, Page 123A, 123B and 123C, 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.

\$268,312.00 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.

Shelby County, AL 07/02/2014
State of Alabama
Deed Tax: \$37.00


20140702000200760 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
07/02/2014 03:27:31 PM FILED/CERT

IN WITNESS WHEREOF, Grantors James M. Ballard and Suzanne Ballard have hereunto set their signatures and seals on June 30, 2014.


James M. Ballard

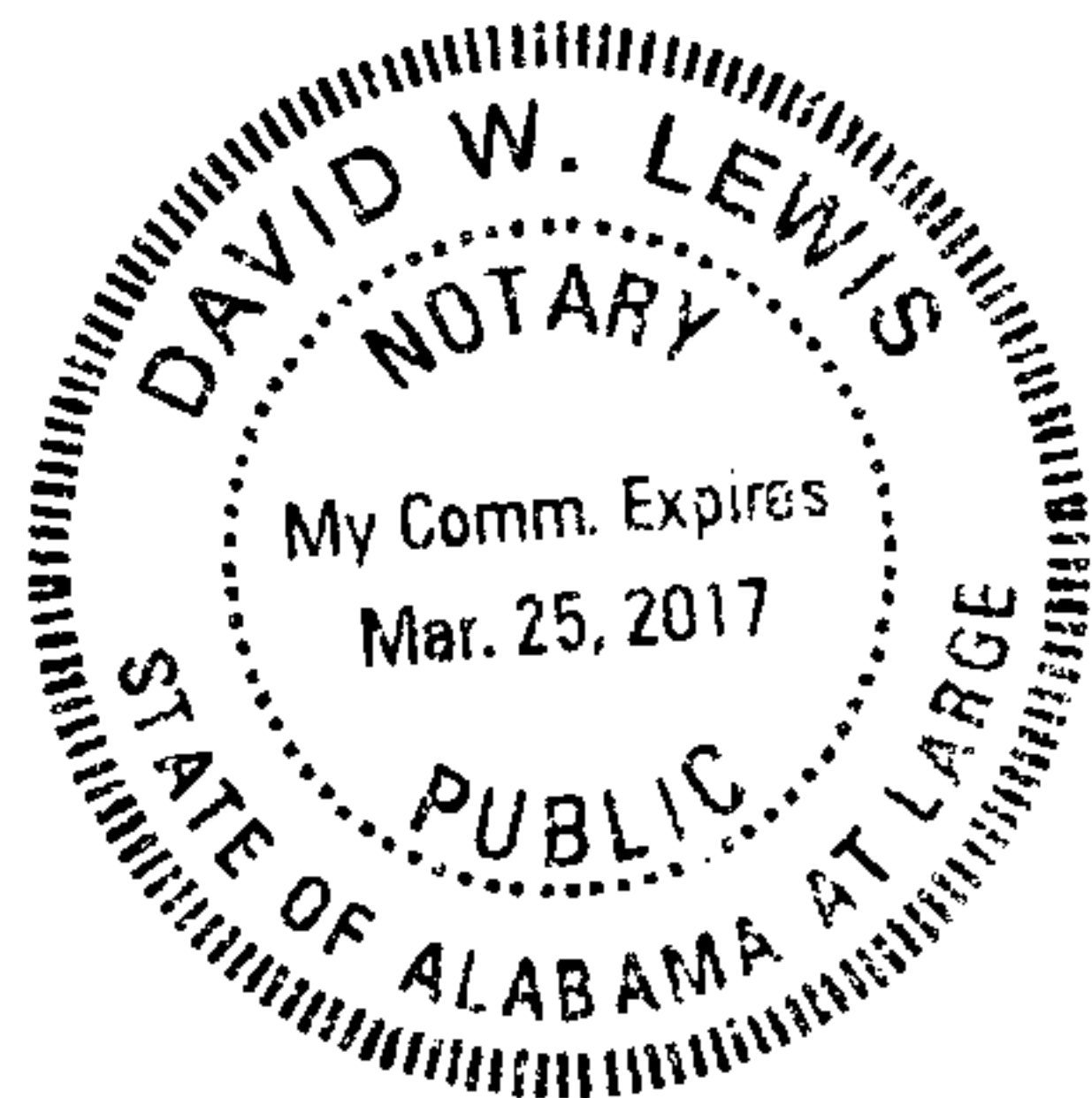

Suzanne Ballard

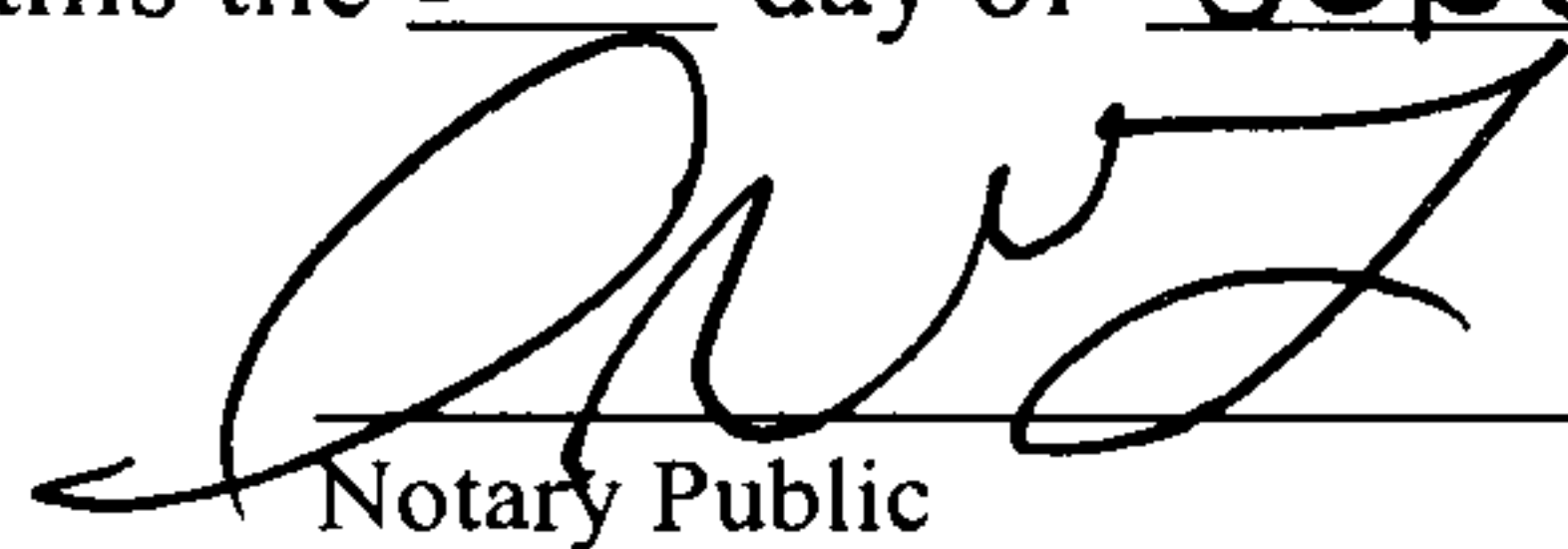
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Ballard and Suzanne Ballard, 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 30th day of JUNE 2014.

(NOTARIAL SEAL)





Notary Public

Print Name: DAVID W. LEWIS

Commission Expires:

3/25/17


20140702000200760 2/3 \$57.00
Shelby Cnty Judge of Probate, AL
07/02/2014 03:27:31 PM 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: James M. Ballard and Suzanne Ballard
Mailing Address: 2986 Kelham Grove Way
Birmingham, AL

Grantee's Name: David B. Youngblood and Tonya D. Youngblood
Mailing Address: 1088 Dublin Way
Birmingham, AL 35242



20140702000200760 3/3 \$57.00
Shelby Cnty Judge of Probate, AL
07/02/2014 03:27:31 PM FILED/CERT

Property Address: 1088 Dublin Way
Birmingham, AL 35242

Date of Sale: 6/30/2014
Total Purchase Price \$304,900.00

Actual Value: \$ _____

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.

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: 6/30/2014

Print: Michelle Pouncey

☐ Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1