

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 600  
Birmingham, Alabama 35243  
BHM1400299

BHM1400299

Send tax notice to:

Jeri Roberts

133 High Ridge Trace

Pelham, AL 35124

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

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00) in hand paid to the undersigned, **Andrzej J. Rynczak and Kathleen M. Rynczak, Husband and Wife** (hereinafter referred to as "Grantors"), by **Jeri Roberts** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 77, according to the Resurvey of Final Plat at High Ridge Village, Phase 4, as recorded in Map Book 29, Page 83, 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.

\$115,430.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

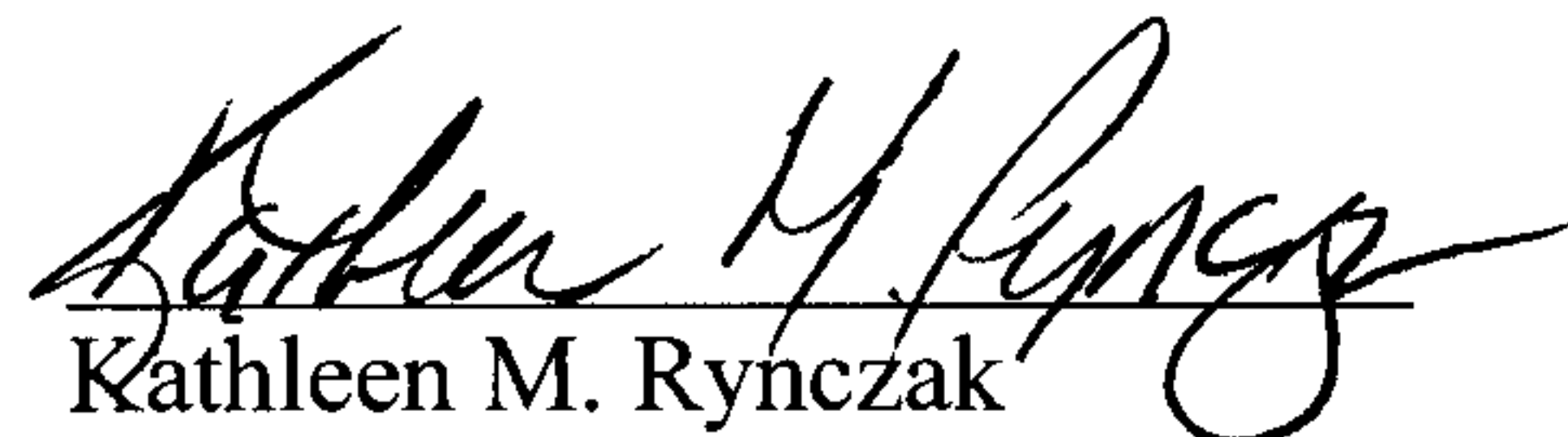
TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

Shelby County, AL 07/02/2014  
State of Alabama  
Deed Tax: \$4.00

  
20140702000200780 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
07/02/2014 03:27:33 PM FILED/CERT

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this,  
the 30th day of June, 2014.

  
Andrzej J. Rynczak

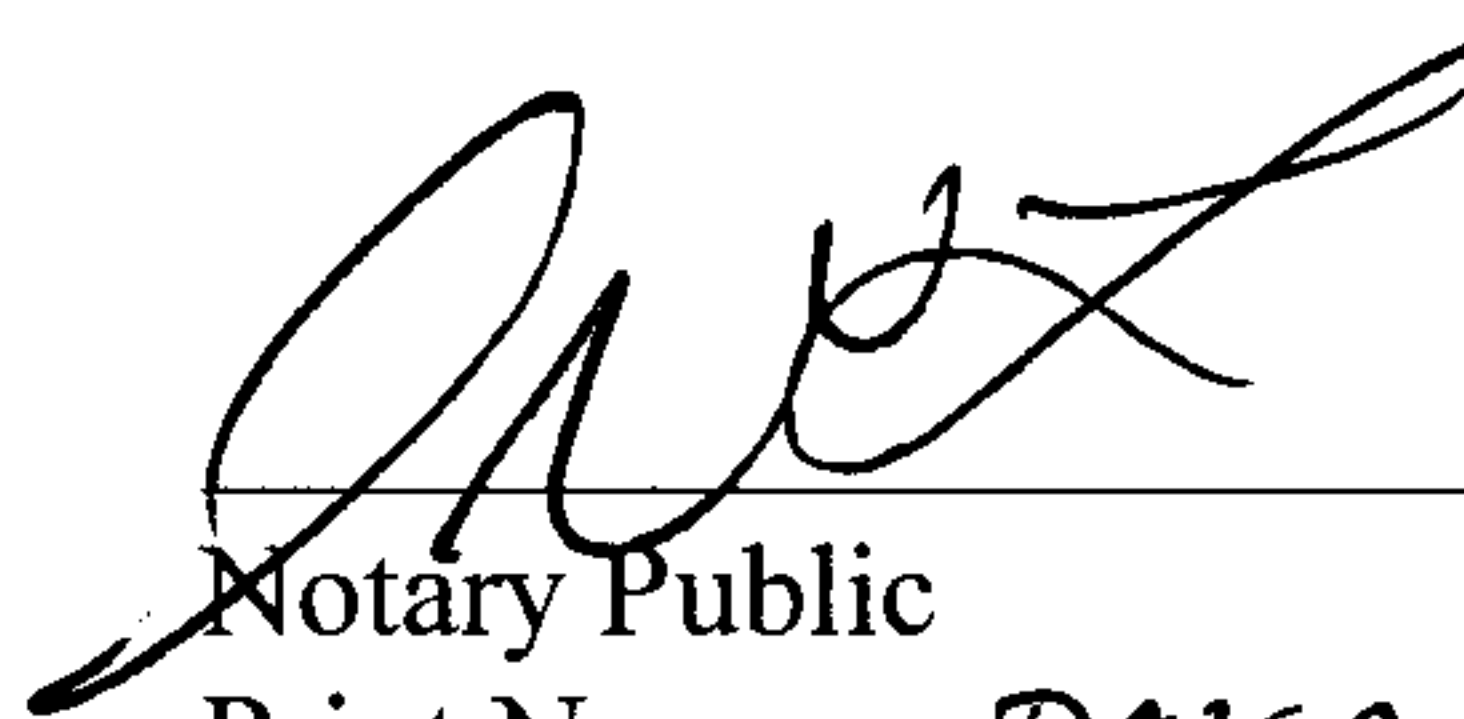
  
Kathleen M. Rynczak

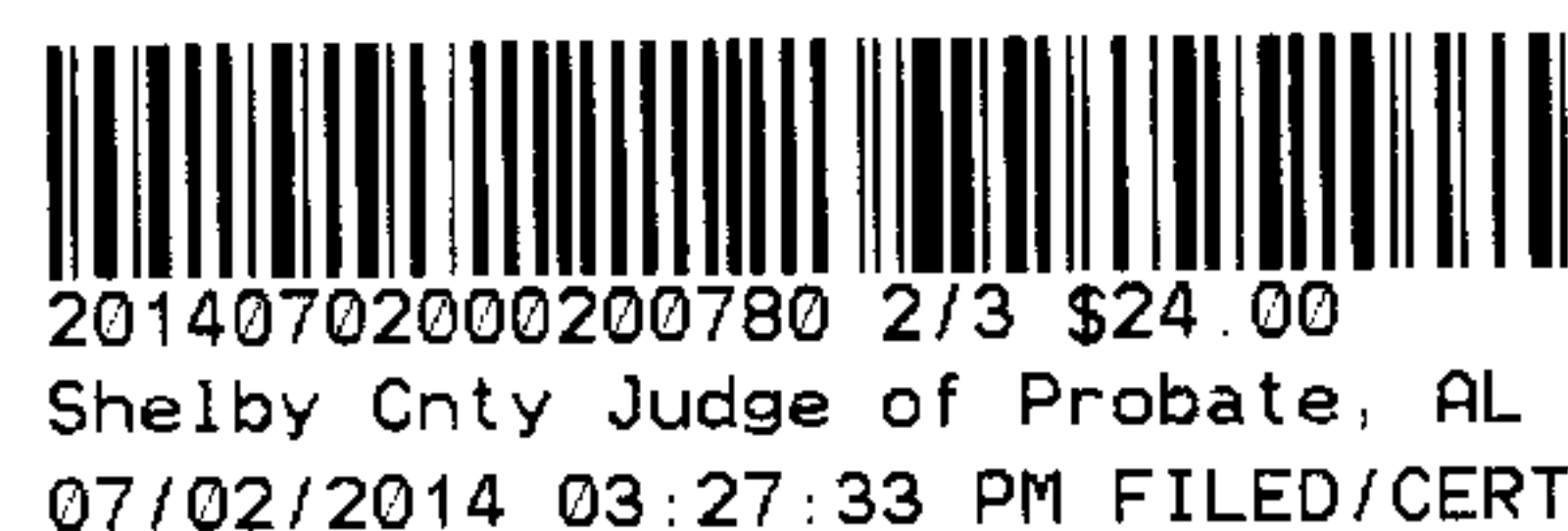
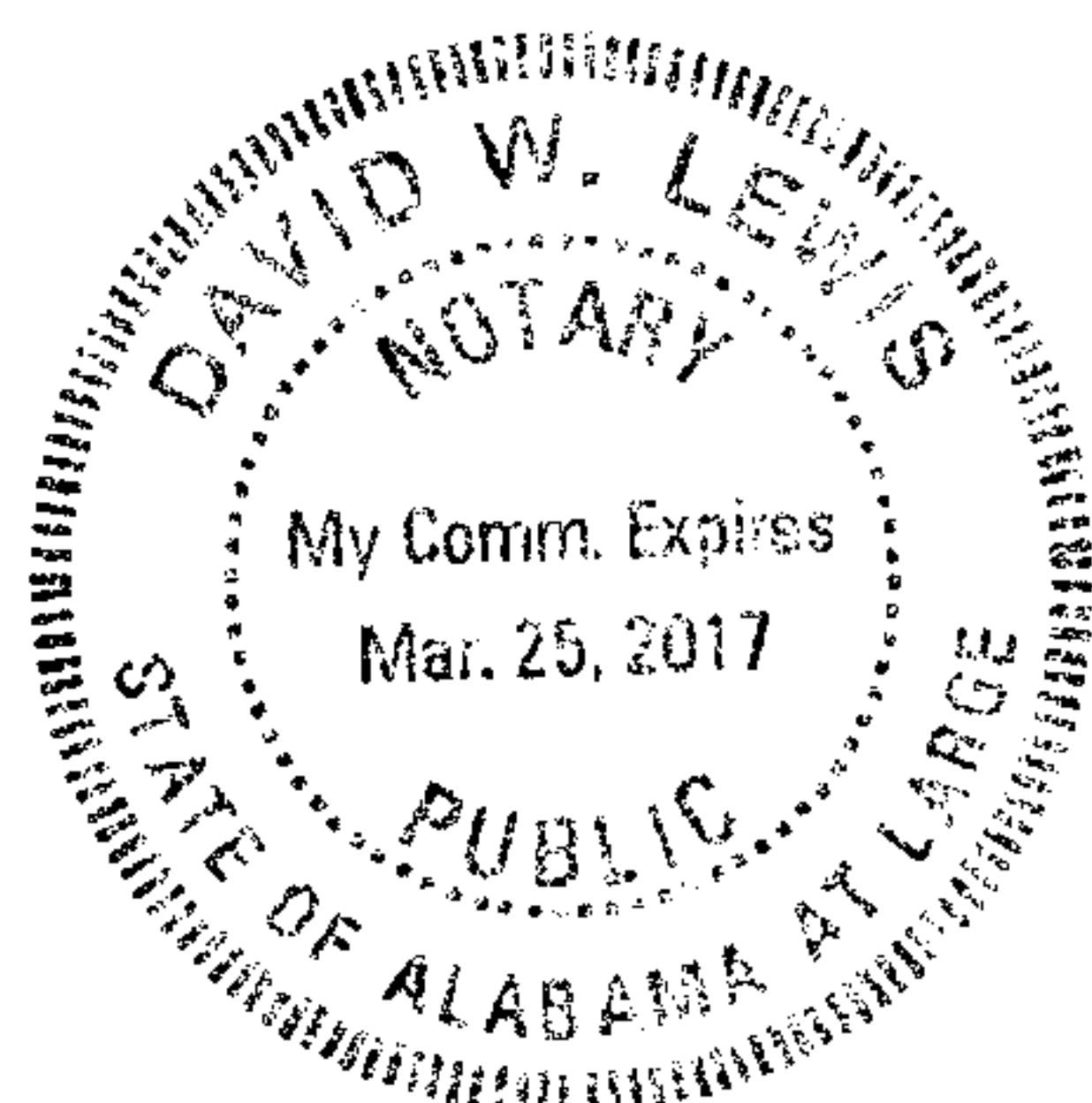
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Andrzej J. Rynczak and Kathleen M. Rynczak, 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

(Notary Seal)

  
Notary Public  
Print Name: **DAVID W. LEWIS**  
Commission Expires:  
**3/25/17**

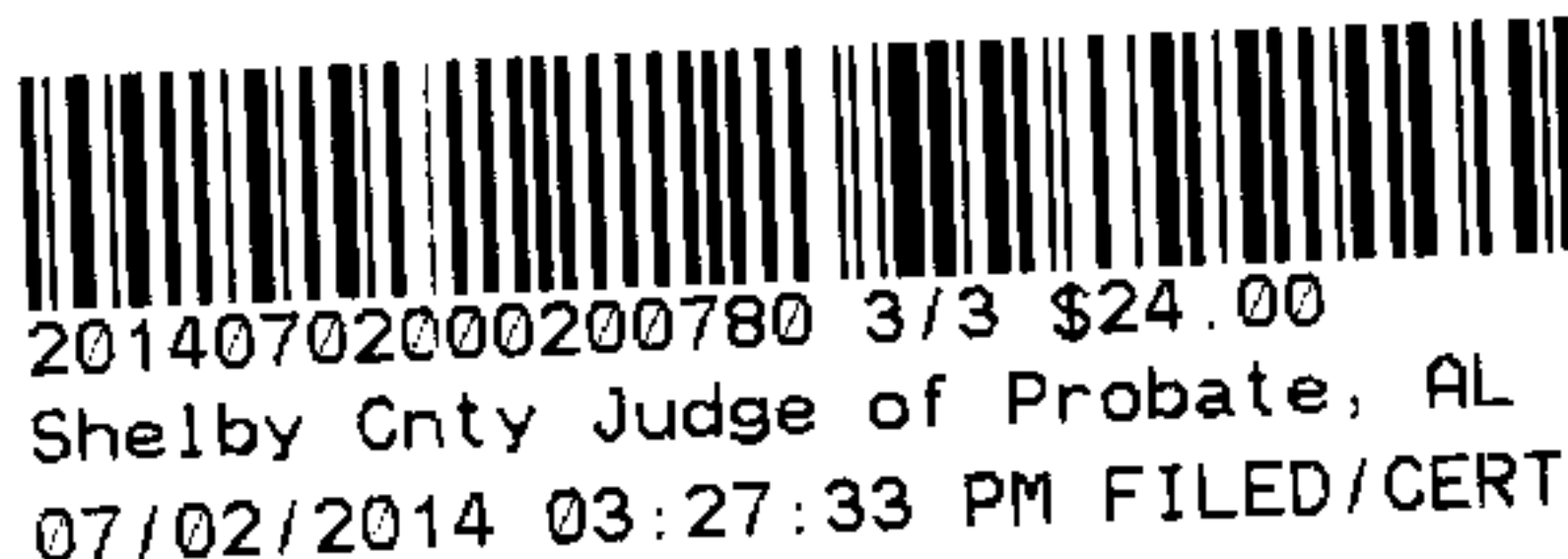


# Real Estate Sales Validation Form

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

Grantor's Name: Andrzej Rynczak and  
Kathleen M. Rynczak  
Mailing Address: 2654 Hawthorne Lake Rd  
Helena, AL 35022

Grantee's Name: Jeri Roberts  
Mailing Address: 133 High Ridge Trace  
Pelham, AL 35124



Property Address: 133 High Ridge Tracer  
Pelham, AL 35124

Date of Sale: 6/30/2014  
Purchase Price \$119,000.00

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)

- ☐ 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: 6/30/2014

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

( Grantor / Grantee / Owner / Agent ) Circle One

**Form RT-1**