

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

Send tax notice to:

Joshua Andrew McCain

Erin A. McCain

35 Eddings Lane

Alabaster, AL 35007

File No. MTB1400056

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby


20140801000238350 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/01/2014 02:08:25 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Five Thousand Nine Hundred and 00/100 Dollars (\$145,900.00) in hand paid to the undersigned, **Carol M. Collins, an unmarried woman** (hereinafter referred to as "Grantor"), by **Joshua Andrew McCain and Erin A. McCain** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 35, according to the survey of Monte Tierra, 1st Addition, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

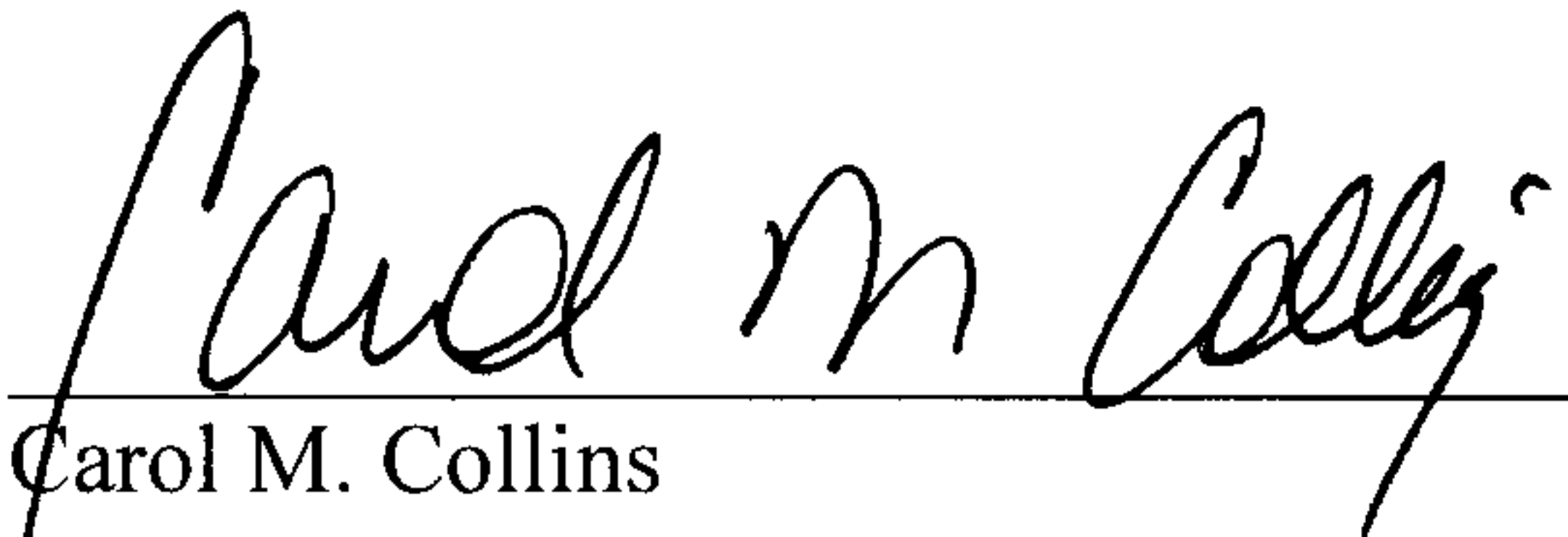
- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$141,523.00 & \$4,377.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A FIRST & SECOND MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her 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.

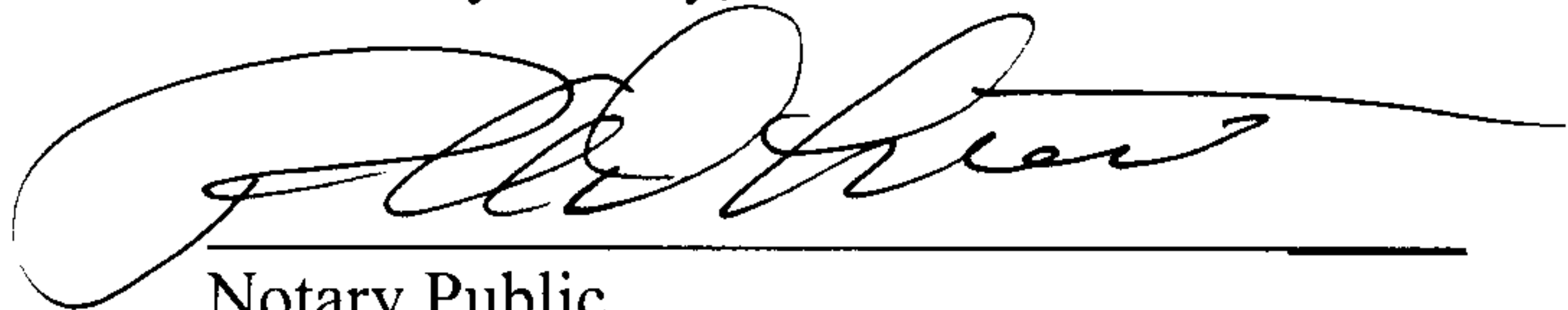
IN WITNESS WHEREOF, Grantor, Carol M. Collins, has hereunto set her signature and seal
on July 30, 2014.


Carol M. Collins

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

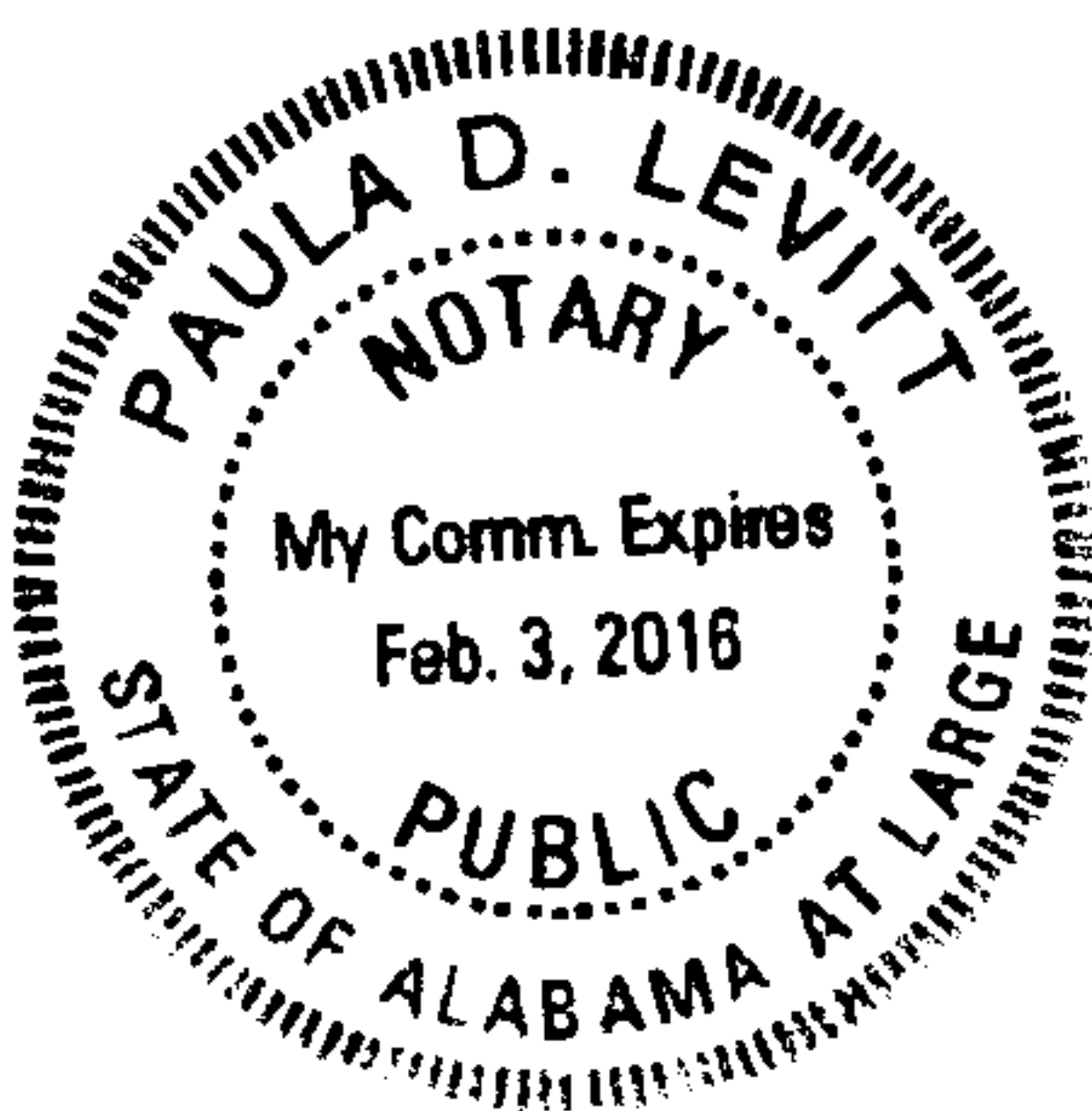
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol M. Collins, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2014.



(NOTARIAL SEAL)

Notary Public
Print Name: Paula D. Levitt
Commission Expires: Feb. 3, 2016




20140801000238350 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/01/2014 02:08:25 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: Carol M. Collins
Mailing Address: 1104 Ashbury Square
Hoover, AL

Grantee's Name: Joshua Andrew McCain and
Erin A. McCain
Mailing Address: 35 Eddings Lane
Alabaster, AL 35007



20140801000238350 3/3 \$21.00
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Property Address: 35 Eddings Lane
Alabaster, AL 35007

Date of Sale: 7/31/2014
Total Purchase Price \$145,900.00

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)

☐ 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: 7/31/2014

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

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

Form RT-1