


BTM1460395  
Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 600  
Birmingham, Alabama 35243

Send tax notice to:  
Jeffrey T. Otwell and Yvette S. Otwell  
1401 Woodlands Circle  
Helena, AL 35080

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

State of Alabama  
County of Shelby

  
20140801000238430 1/3 \$88.00  
Shelby Cnty Judge of Probate, AL  
08/01/2014 02:08:33 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00) in hand paid to the undersigned **Robert W. Buchanan, a married man** (hereinafter referred to as "Grantor"), by **Jeffrey T. Otwell and Yvette S. Otwell** (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 228A, according to a Resurvey of Lots 228, 229, 230, 231, 232 and 233 Final Plat of The Woodlands Sectors 2, 4 & 5, as recorded in Map Book 30, Page 96, 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.

\$227,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

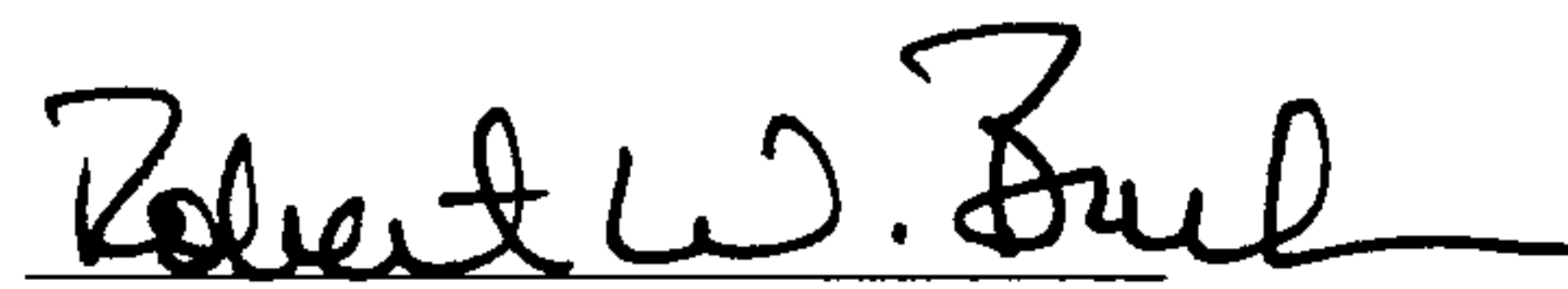
The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

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 himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his 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 08/01/2014  
State of Alabama  
Deed Tax: \$68.00

IN WITNESS WHEREOF, Grantor Robert W. Buchanan has hereunto set his signature and seal on July 30, 2014.

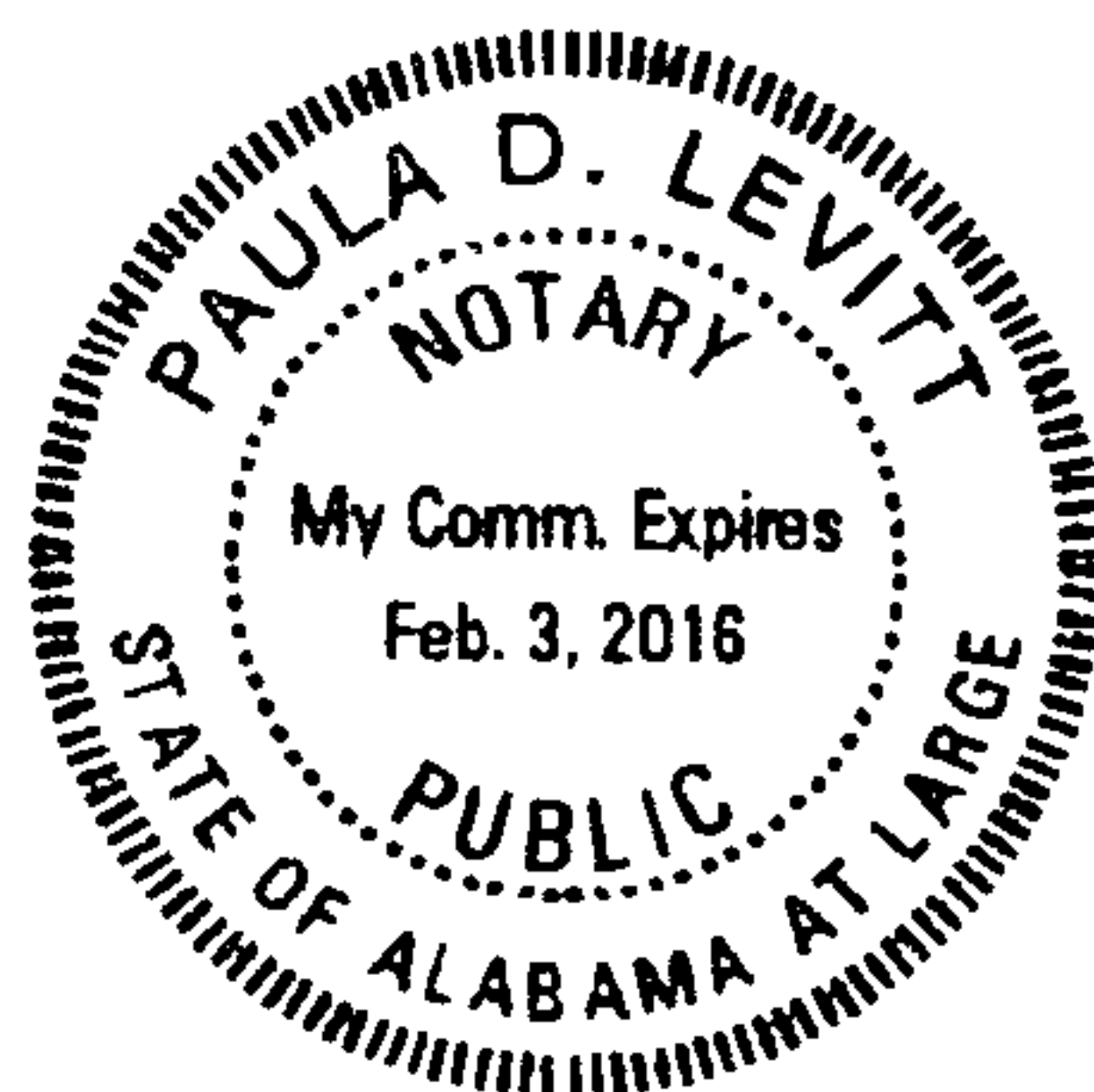
  
Robert W. Buchanan


STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Buchanan, a married man 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, he executed the same voluntarily on the day the same bears date.

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

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Paula D Levitt  
Commission Expires: 2-3-16



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# Real Estate Sales Validation Form

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

Grantor's Name: Robert W. Buchanan  
Mailing Address: 120 Lone Wolf Drive  
Madison, MS 39110

Grantee's Name: Jeffrey T. Otwell and Yvette  
S. Otwell  
Mailing Address: 1401 Woodlands Circle  
Helena, AL 35080

Date of Sale: 7/30/2014  
Total Purchase Price \$295,000.00

Property Address: 1401 Woodlands Circle  
Helena, AL 35080

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)

- |   |                                       |
|---|---------------------------------------|
| <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: 7/30/2014

Print: Michelle Pouncey

☐ Unattested \_\_\_\_\_  
(verified by)

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



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**Form RT-1**