

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

Send tax notice to:


Harold D. Batie and Regina Anne Batie  
122 Reach Way  
Birmingham, AL 35242

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

BHM1400346

State of Alabama  
County of Shelby

**WARRANTY DEED**

  
20140801000238530 1/3 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/01/2014 02:08:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Four Thousand and 00/100 Dollars (\$144,000.00) in hand paid to the undersigned **Laura K. Dewing, an unmarried woman** (hereinafter referred to as "Grantor"), by **Harold D. Batie and Regina Anne Batie** (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 2, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11A and 11B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument No.2000-9655 in the Probate Office of Shelby County, Alabama. (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$120,450.00 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 Grantor does forherself, 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 it 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.

Shelby County, AL 08/01/2014  
State of Alabama  
Deed Tax:\$24.00

IN WITNESS WHEREOF, Grantor Laura K. Dewing has hereunto set her signature and seal on July 21, 2014.

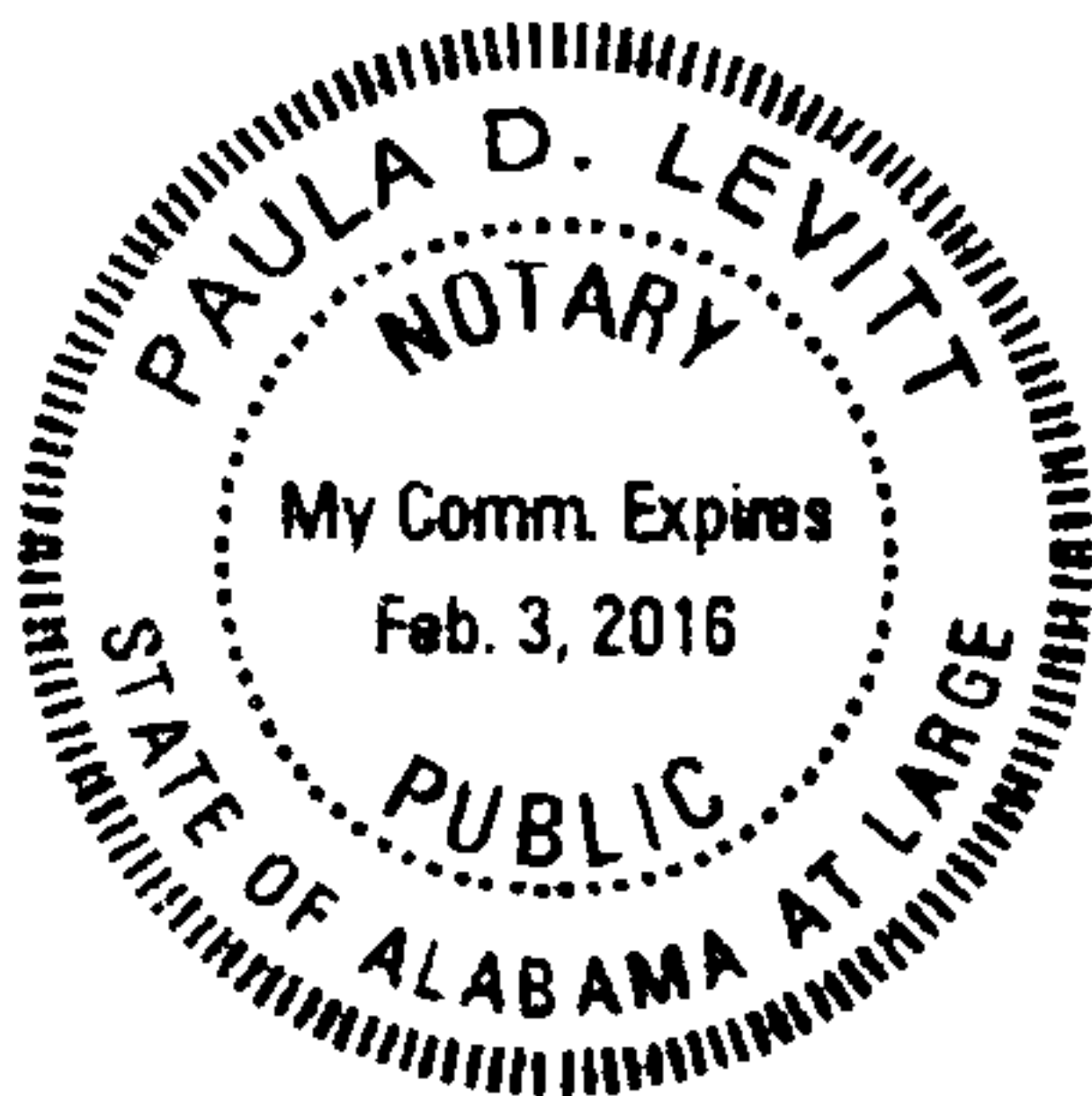
Laura K. Dewing  
Laura K. Dewing

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura K. Dewing, 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 21 day of July 2014

(NOTARIAL SEAL)



Paula D. Levitt  
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: Laura K. Dewing  
Mailing Address: 122 Reach Way  
Birmingham, AL 35242

Grantee's Name: Harold D. Batie and Regina  
Anne Batie  
Mailing Address: 122 Reach Way  
Birmingham, AL 35242

Date of Sale: 7/21/2014  
Total Purchase Price \$144,000.00

Property Address: 122 Reach Way  
Birmingham, AL 35242

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: 7/21/2014

Print: Michelle Pouncey

☐ Unattested

Sign

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



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**Form RT-1**