

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

BHMI400247

Send tax notice to:

Misty D. Ary

1328 Legacy Drive

Birmingham, AL 35242

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 Sixty Nine Thousand and 00/100 Dollars (\$69,000.00) in hand paid to the undersigned, **Bryant Bank, an Alabama state banking corporation** (hereinafter referred to as "Grantor"), by **Misty D. Ary** (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 13, according to the Survey of Habersham Place, as recorded in Map Book 37, Pages 1A and 1B,, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:


ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

The Grantor does for themselves, their heirs and assigns, covenant with Grantee, her 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

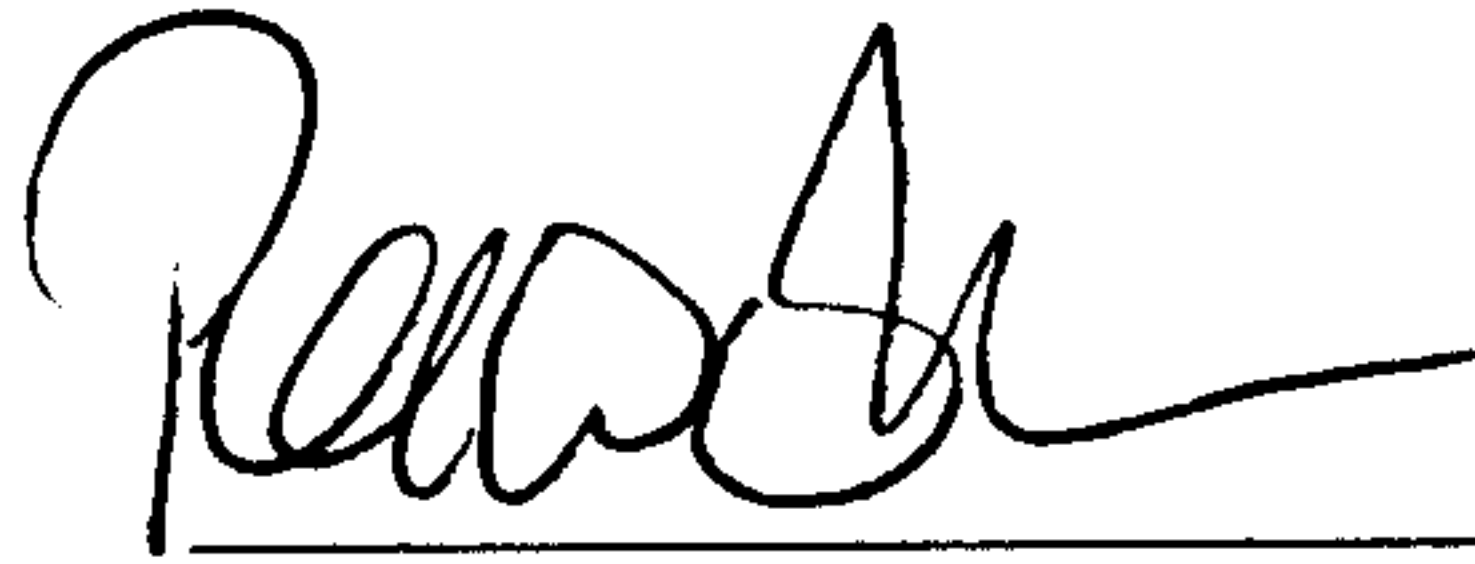
TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

Shelby County, AL 08/05/2014
State of Alabama
Deed Tax: \$69.00


20140805000243050 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
08/05/2014 01:54:07 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 31
day of July, 2014.

Bryant Bank




By Randall W. Jordan
Its: President

STATE OF ALABAMA
COUNTY OF Jefferson

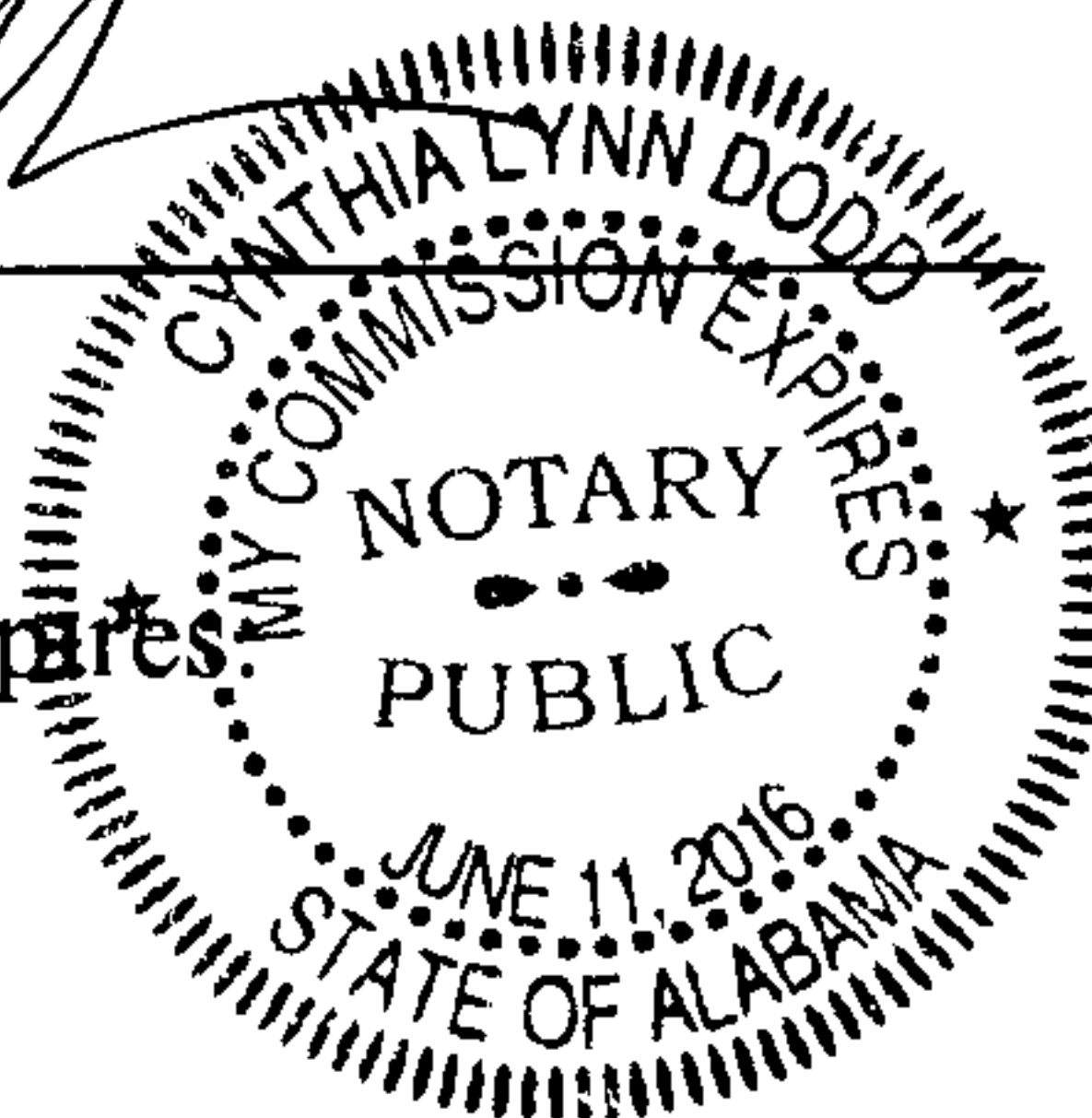
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall W. Jordan whose name as President of Bryant Bank, an Alabama state banking corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such President and with full authority executed the same voluntarily on the day the same bears date.

2014 Given under my hand and official seal this, the 31 day of July.

(Notary Seal)



Notary Public
Print Name:
Commission Expires:



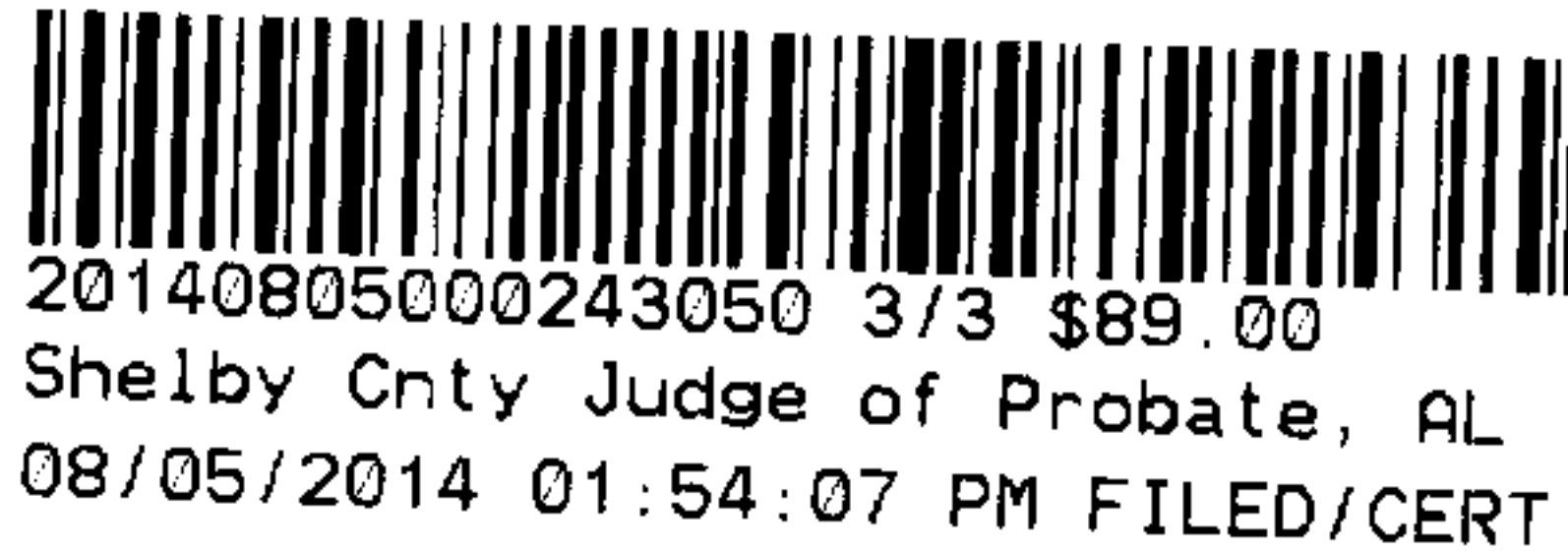
20140805000243050 2/3 \$89.00
Shelby Cnty Judge of Probate, AL
08/05/2014 01:54:07 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Bryant Bank
Mailing Address: 165 Biltmore Dr
Hoover, AL 35242

Grantee's Name: Misty D. Ary
Mailing Address: 1328 Legacy Dr
Birmingham, AL 35242



Property Address: 1328 Legacy Dr
Birmingham, AL 35242

Date of Sale: 7/31/2014
Total Purchase Price \$69,000.00

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)

- ☐ 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