

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

BLM/400396

Send tax notice to:
Bridget Tully
509 Gables Drive
Hoover, AL 35244

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

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED



20140805000243070 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
08/05/2014 01:54:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Eight Thousand and 00/100 Dollars (\$58,000.00) in hand paid to the undersigned, **Mary S. Perry, an unmarried woman** (hereinafter referred to as "Grantor"), by **Bridget Tully** (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:

Unit 509, Building 5, in The Gables, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto recorded in Real Volume 10, Page 177, as amended in Real Volume 50, Page 327; and Real Volume 50, Page 340, and rerecorded in Real Volume 50, Page 942; and amended in Real Volume 59, Page 19, and further amended by Corporate Volume 30, Page 407; the Articles of Incorporation of The Gables Condominium Association, Inc., as recorded in Corporate Volume 26, Page 922 and By-Laws of said Association as recorded in Real Volume 10, Page 177, at Page 243, amended as shown in Corporate Volume 27, Page 733, and then amended in Real Volume 50, Page 325, together with an undivided interest in Common Elements, as set forth in aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 through 44 and amended in Map Book 9, Page 135, 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.

\$56,949.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

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

Shelby County, AL 08/05/2014
State of Alabama
Deed Tax: \$1.50

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 3 /
day of July, 2014.

Mary S. Perry (By Michael Perry as
Mary S. Perry, by Michael Perry, as her
attorney in fact attorney in fact

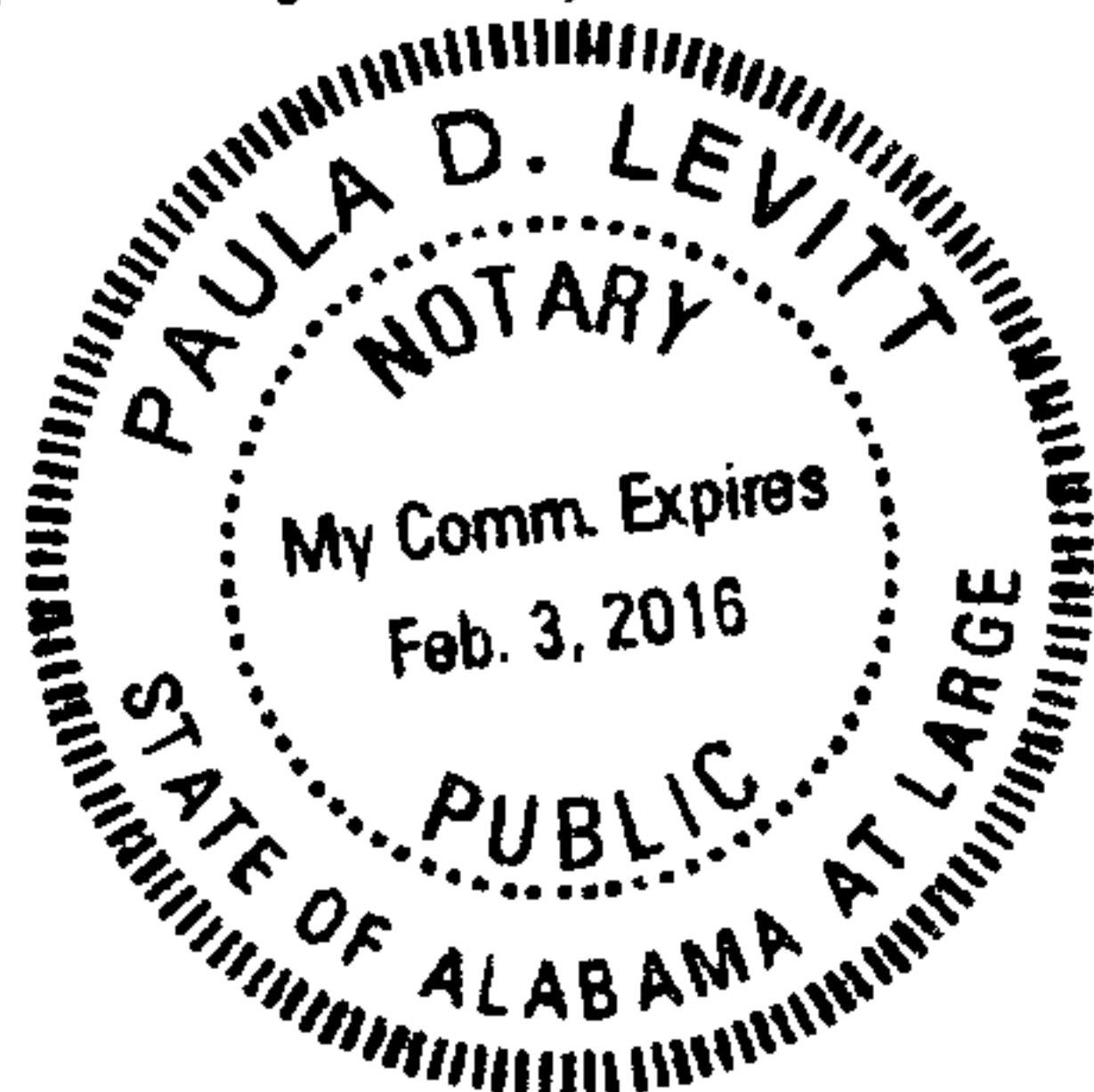
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STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Perry, whose name as attorney in fact for Mary S. Perry, an unmarried woman, 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 in his capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

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

(Notary Seal)



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

Real Estate Sales Validation Form

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

Grantor's Name: Mary S. Perry
Mailing Address: 917 Colonial Dr
Birmingham, AL 35047

Grantee's Name: Bridget Tully
Mailing Address: 509 Gables Dr
Hoover, AL 35244

Property Address: 509 Gables Dr
Hoover, AL 35244

Date of Sale: 7/31/2014
Total Purchase Price \$58,000.00

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)

- | | |
|---|---------------------------------------|
| <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: 7/31/2014

Print: Michelle Pouncey

☐ Unattested _____
(verified by)

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



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Form RT-1