

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

BHM1400447

Send tax notice to:
Thomas E. Naylor
6587 Mill Creek Circle
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


20140902000275040 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
09/02/2014 02:32:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirteen Thousand and 00/100 Dollars (\$213,000.00) in hand paid to the undersigned, **Rebecca W. Roberson, now known as Rebecca W. Roberson-Nichols and Chip Nichols, Wife and Husband** (hereinafter referred to as "Grantors"), by **Thomas E. Naylor** (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 23, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS MILL CREEK SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 21, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

REBECCA W. ROBERSON IS ONE AND THE SAME PERSON AS REBECCA W. ROBERSON-NICHOLS.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$209,142.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantors dp for themselves, their heirs and assigns, covenant with Grantee, his 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, his heirs and assigns forever, against the lawful claims of all persons.

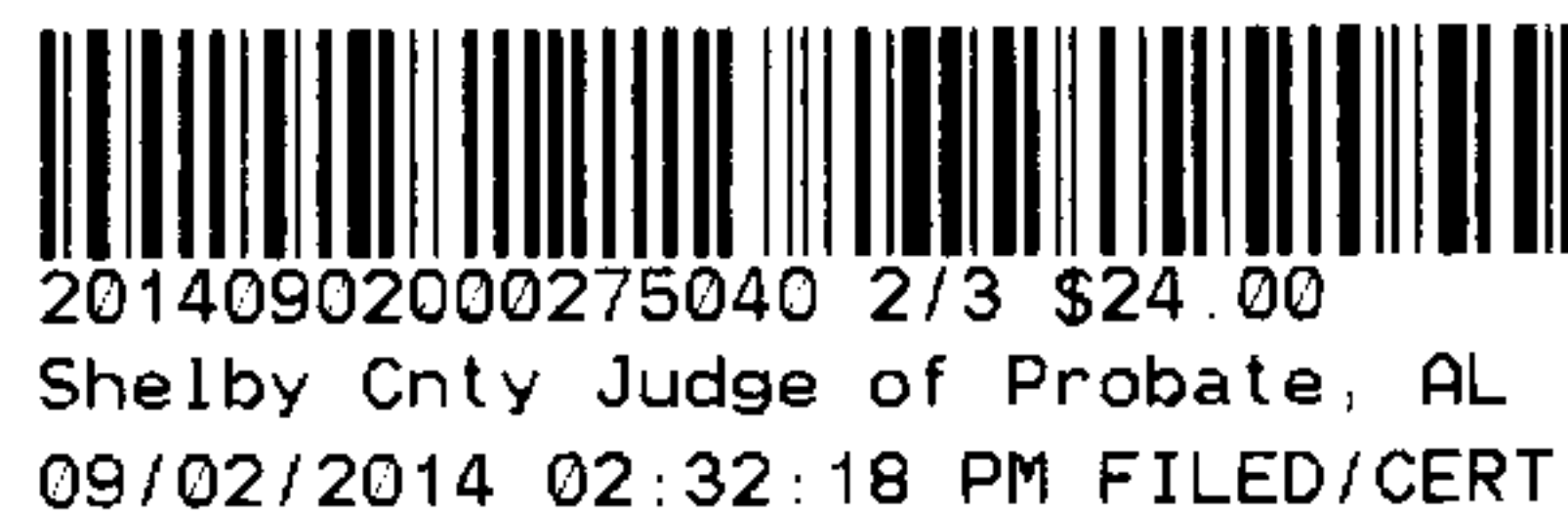
TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

Shelby County, AL 09/02/2014
State of Alabama
Deed Tax: \$4.00

IN WITNESS WHEREOF, Grantors have set their signature and seal on this, the 29th day of August, 2014.


Rebecca W. Roberson-Nichols
(formerly known as Rebecca W. Roberson)

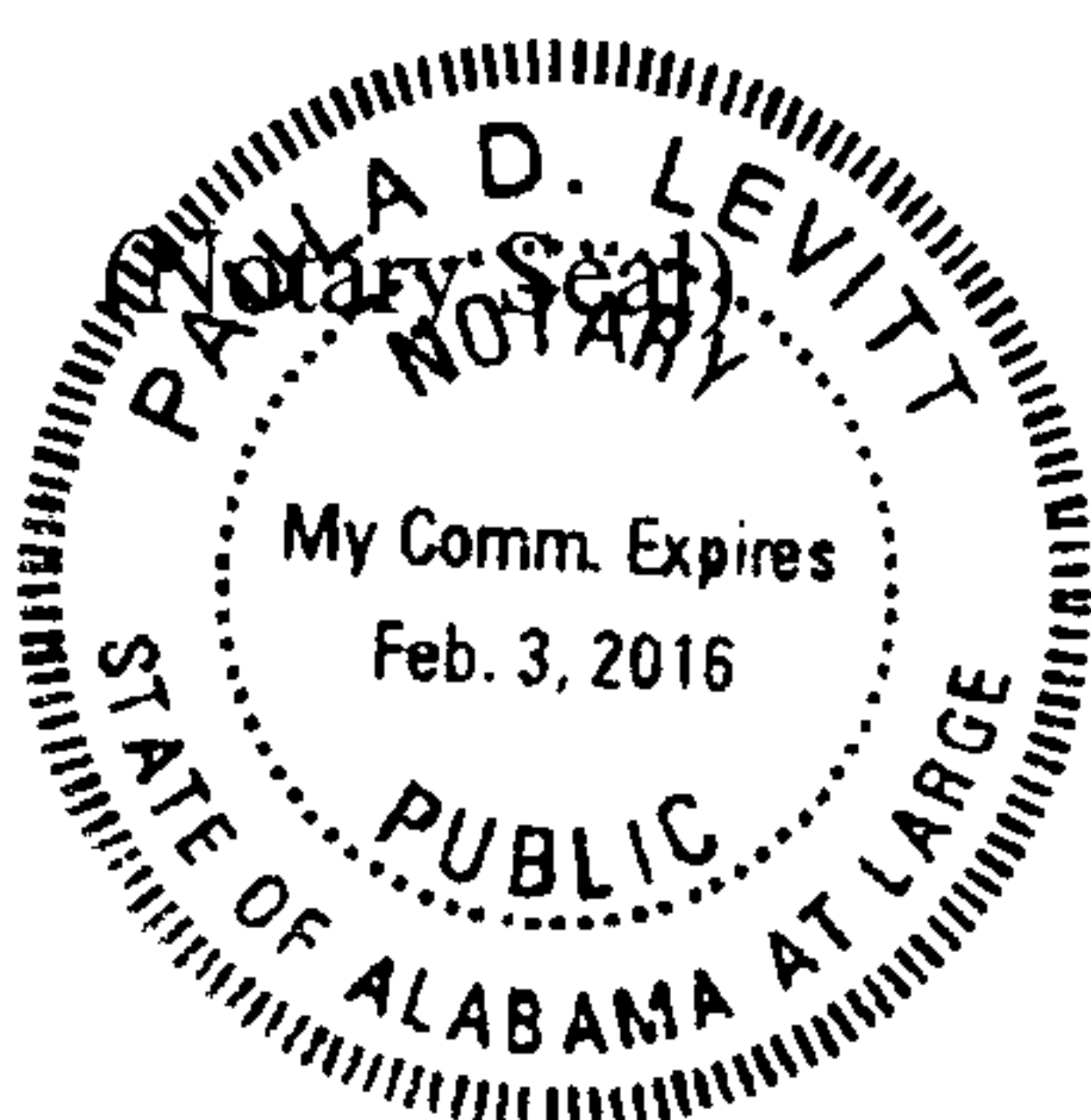

Chip Nichols

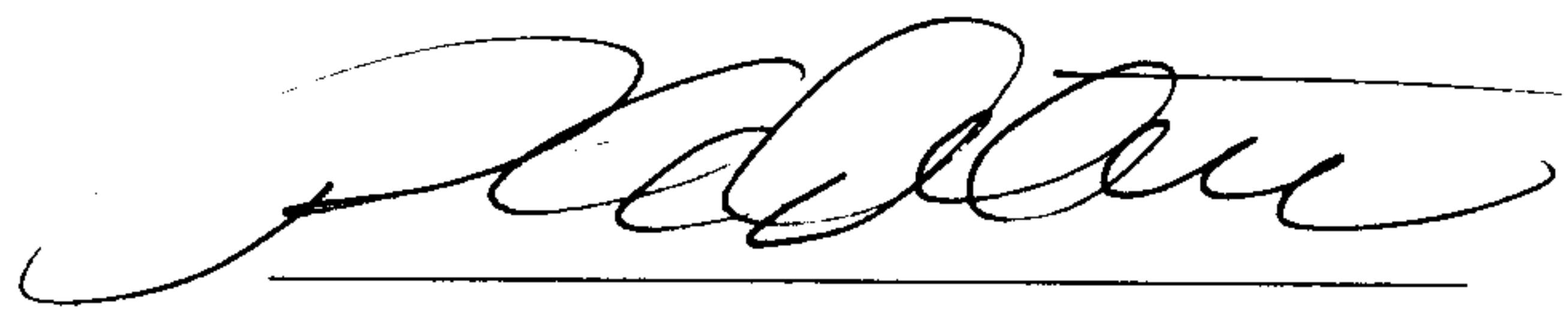


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca W. Roberson-Nichols and Chip Nichols, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29th day of August, 2014.




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: Rebecca W. Roberson
Mailing Address: P. O. Box 383022
Birmingham, AL 35238

Grantee's Name: Thomas E. Naylor
Mailing Address: 6587 Mill Creek Circle
Birmingham, AL 35242

Property Address: 6587 Mill Creek Circle
Birmingham, AL 35242

Date of Sale: 8/29/2014
Total Purchase Price \$213,000.00
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: 8/29/2014

Print: Michelle Pouncey

☐ Unattested

Sign

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


20140902000275040 3/3 \$24.00
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Form RT-1