

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

Send tax notice to:

Donald E. & Carolyn Y. Presley

300 Bridgewater Ct

Helena, AL 35080

File No. BHM1400502

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

  
20141007000313960 1/3 \$372.50  
Shelby Cnty Judge of Probate, AL  
10/07/2014 08:52:26 AM FILED/CERT

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Two Thousand Three Hundred and 00/100 Dollars (\$352,300.00) in hand paid to the undersigned, **Danna Kay King, as Personal Representative of the Estate of Mary Alice Neal, Shelby County, Alabama, Probate Case #PR-2013-000662** (hereinafter referred to as "Grantors"), by **Donald E. Presley and Carolyn Y. Presley** (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 223, according to the Amended Map of Riverwoods Second Sector, as recorded in Map Book 29, page 121, in the Probate Office of Shelby County, Alabama.**

**SOURCE OF TITLE: Corporation Joint Survivorship Deed recorded in Instrument #20021220000638920.**

**Mary Alice Neal was the surviving grantee of that certain Corporation Joint Survivorship Deed recorded in Instrument #20021220000638920. The other grantee, Norman Neal is deceased, having died on November 26, 2006. Mary Alice Neal is now also deceased, having died on July 23, 2013. Danna Kay King has been appointed as Personal Representative to the Estate of Mary Alice Neal.**

**Mary Alice Neal is also known as Mary Alice Z. Neal.**

**Norman Neal is also known as Norman Eugene Neal.**

Shelby County, AL 10/07/2014  
State of Alabama  
Deed Tax: \$352.50

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTOR.

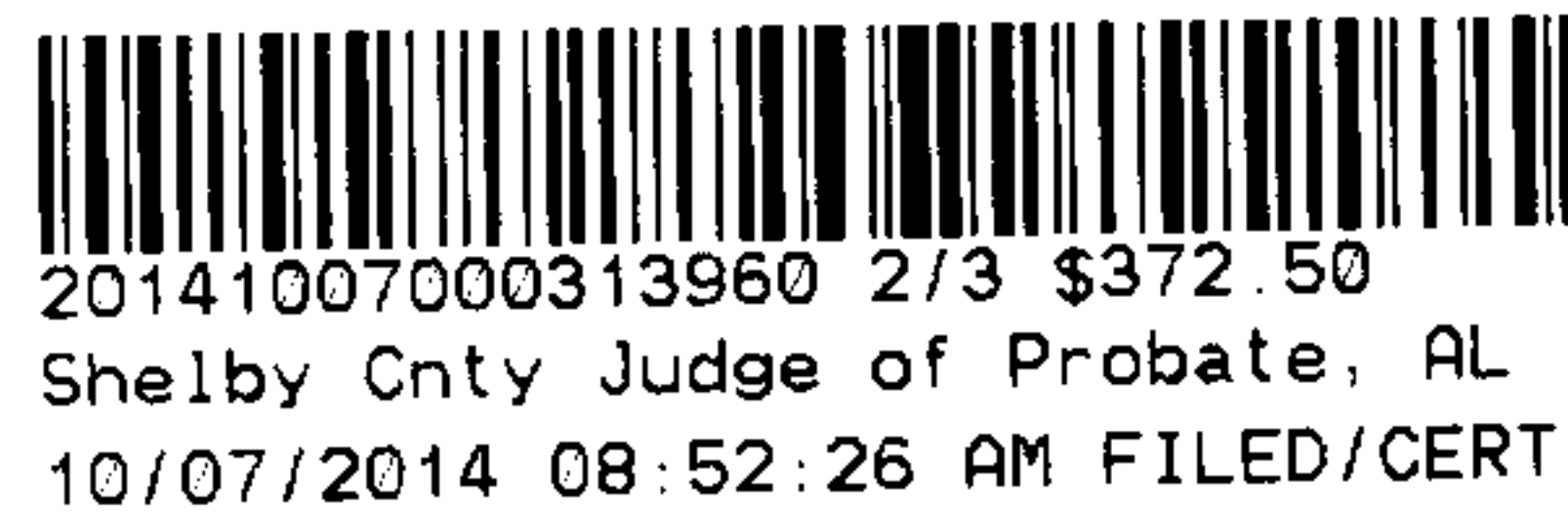
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, 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 she 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.

IN WITNESS WHEREOF, Grantor, Danna Kay King, as Personal Representative of the Estate of Mary Alice Neal, Shelby County, Alabama, Probate Case #PR-2013-000662, has hereunto set her signature and seal on this the 25<sup>th</sup> day of September, 2014.

  
Danna Kay King, as Personal Representative of  
the Estate of Mary Alice Neal, Shelby County,  
Alabama, Probate Case #PR-2013-000662

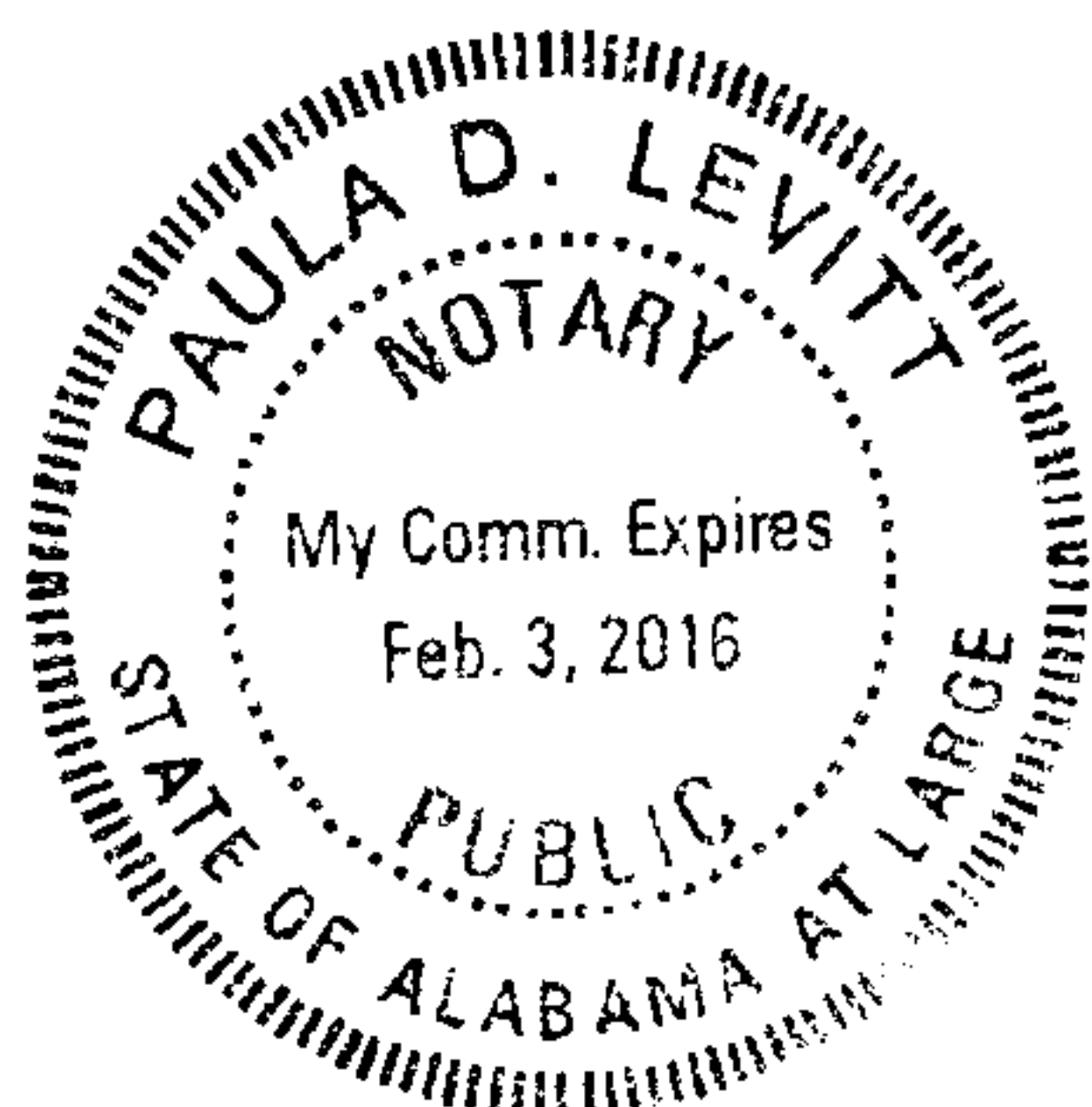
STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danna Kay King, as Personal Representative of the Estate of Mary Alice Neal, Shelby County, Alabama, Probate Case #PR-2013-000662, 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, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of September, 2014.

(NOTARIAL SEAL)



  
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: Danna Kay King  
Mailing Address: 992 Oak Grove Road  
Birmingham, AL  
35209

Grantee's Name: Donald E. Presley and Carolyn Y. Presley  
Mailing Address: 300 Bridgewater Ct  
Helena, AL 35080

Date of Sale: 9/25/2014

Property Address: 300 Bridgewater Ct  
Helena, AL 35080

Total Purchase Price: \$352,300.00

or

Actual Value: \$ n/a

or

County: Shelby

Assessor's Market Value: \$ n/a

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  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ other: \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

BH1400502

## 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: 9/25/2014

Print: Michelle Pouncey

☐ Unattested

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



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Form RT-1