

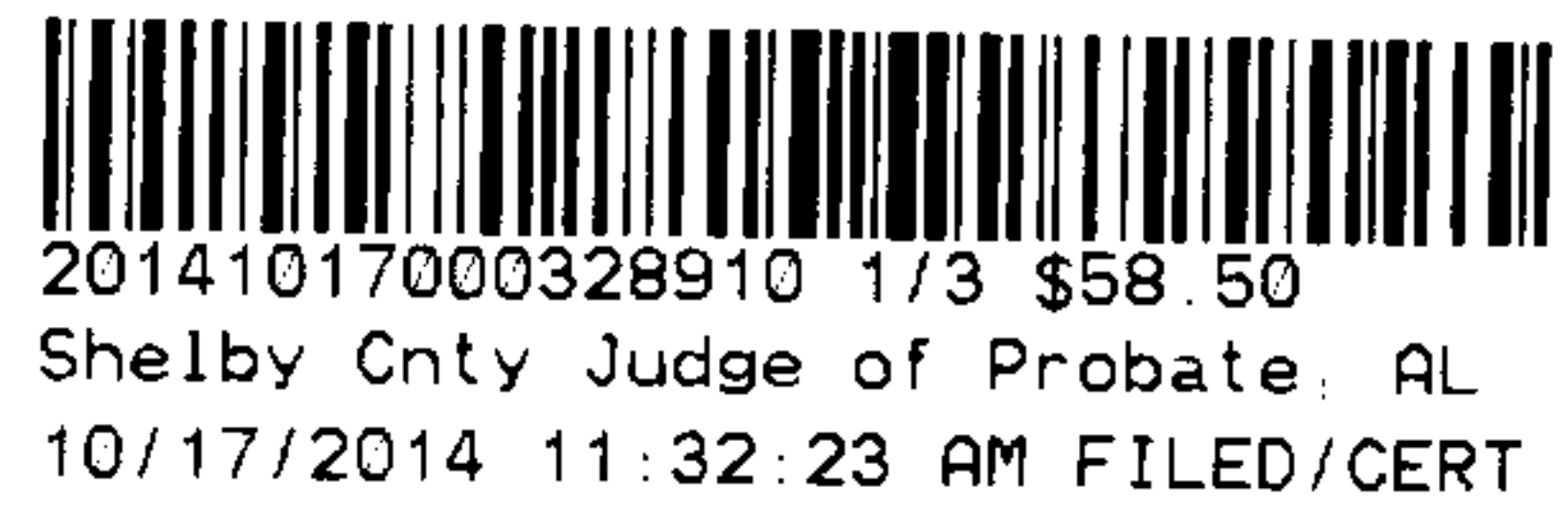
Prepared By and Return To:
LandCastle Title, LLC
Attn: Paul Kemp
One Independence Plaza, Ste. 416
Birmingham, AL 35209

Order No.: AL-052-00442-14-PUR

Send Property Tax Notice to:

3117 Chestnut Oaks Dr #8

Birmingham, 35244



GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Hollie E Reeves aka Hollie Reeves Calhoun and Brian Patrick Calhoun

For and in consideration of the sum of ~~Two Hundred Thousand~~ ^{One hundred ninety seven Five hundred} And No/100 Dollars (~~\$200,000.00~~ ^{197,500.00}) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

William P Riley and Marilyn T Riley, joint tenants with rights of survivorship

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/hers/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Land situated in the County of Shelby in the State of AL

Lot 8, according to the survey of the Fairways at Riverchase, as recorded in Map Book 13, Page 18, in the Probate Office of Shelby County, Alabama.

Source of Title: Warranty Deed recorded on September 18, 2007 as Instrument Number 20070918000436920.

The subject property is the homestead of the Grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in Fee Simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama,.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

\$160,000.00 of the consideration was paid from the proceeds of a purchase money mortgage filed simultaneously herewith.

October, 2014. IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 10th day of

X Hollie E. Reeves
Hollie E Reeves aka Hollie Reeves Calhoun
Brian Patrick Calhoun
Brian Patrick Calhoun

Shelby County, AL 10/17/2014
State of Alabama
Deed Tax: \$37.50

State of Alabama

County of Jefferson

On this _____ day of _____, 2014, before me, a Notary Public in and for said county, personally appeared Brian Patrick Calhoun is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, and with full authority, executed the same voluntarily acting in his/her individual capacity as aforesaid on the day that bears the same date.

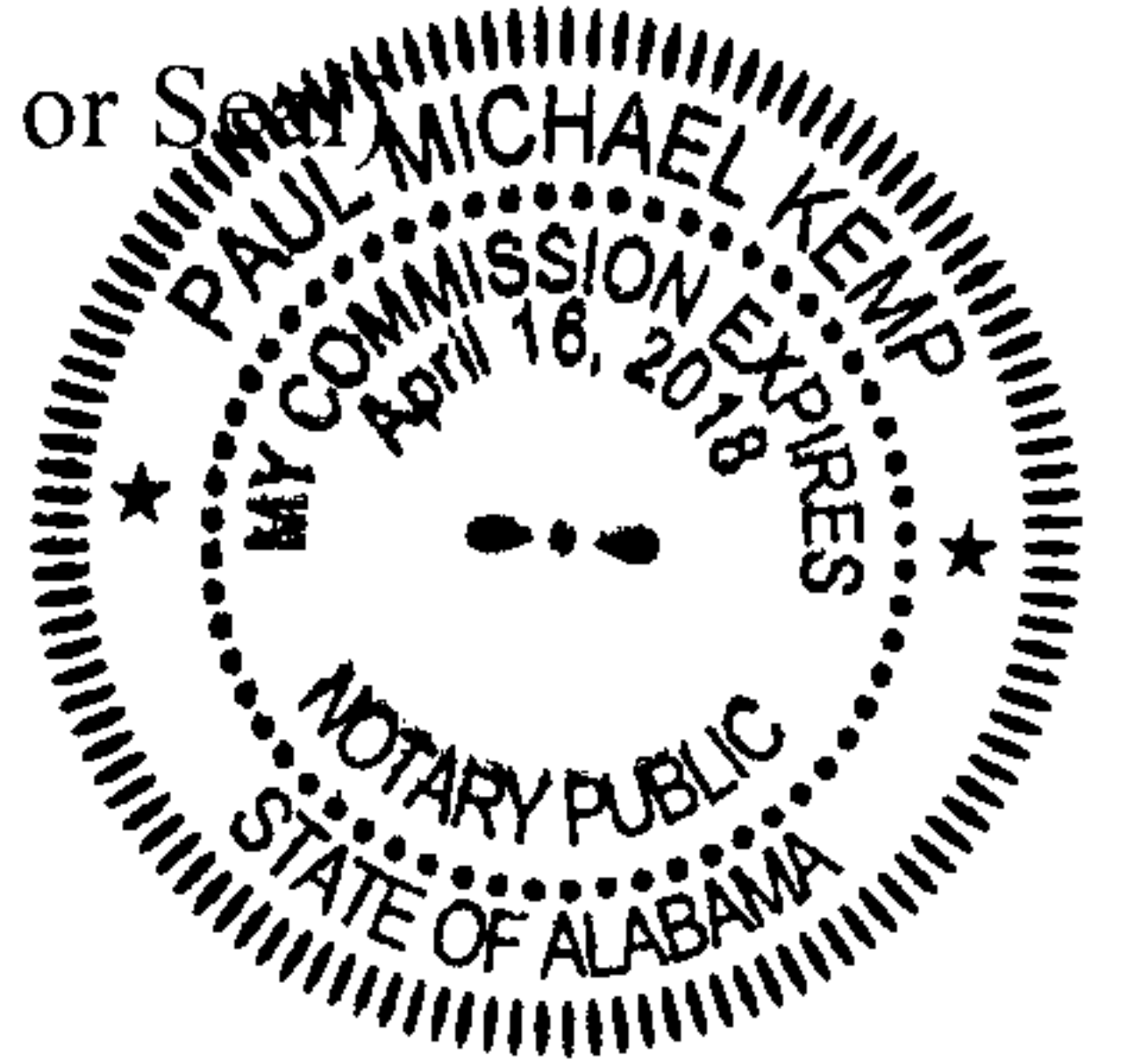
Given under my hand and official seal this 7th day of October, 2014. .

(Signature)

(Stamp or Seal)

Notary Public

My Commission expires _____



State of Alabama

County of Jefferson

On this 14th day of October, 2014, before me, a Notary Public in and for said county, personally appeared Hollie Reeves a/k/a Hollie Reeves Calhoun is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, and with full authority, executed the same voluntarily acting in his/her individual capacity as aforesaid on the day that bears the same date.

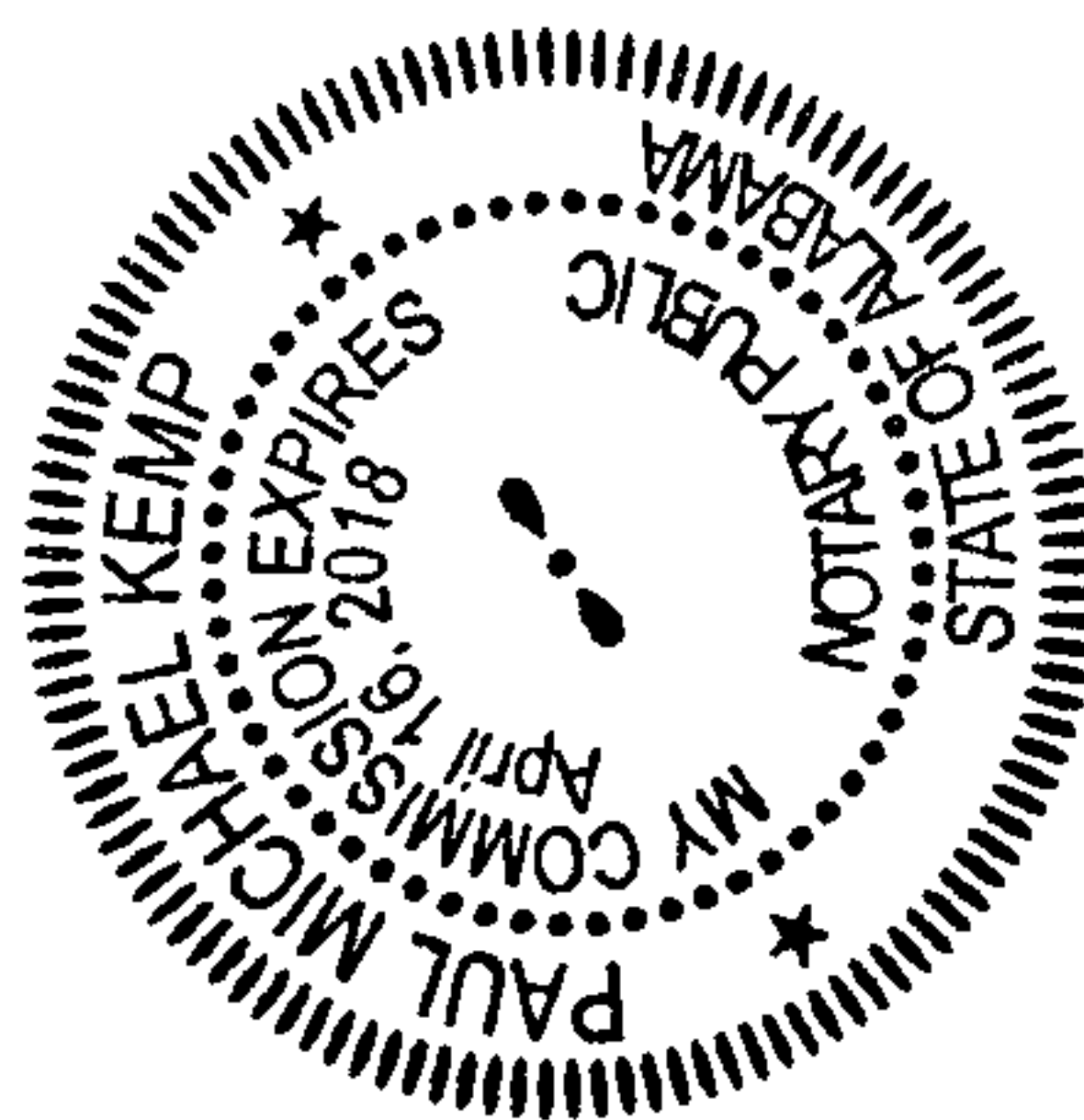
Given under my hand and official seal this 14th day of October, 2014. .

(Signature)

(Stamp or Seal)

Notary Public

My Commission expires _____



20141017000328910 2/3 \$58.50
Shelby Cnty Judge of Probate, AL
10/17/2014 11:32:23 AM 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 Hollie Reeves Calhoun
Mailing Address Brian Patrick Calhoun
1842 Brookview Lane
Hoover AL 35226

Grantee's Name William P Riley
Mailing Address Marilyn P Riley
521 N Randolph Ave
Enterprise AL 36027

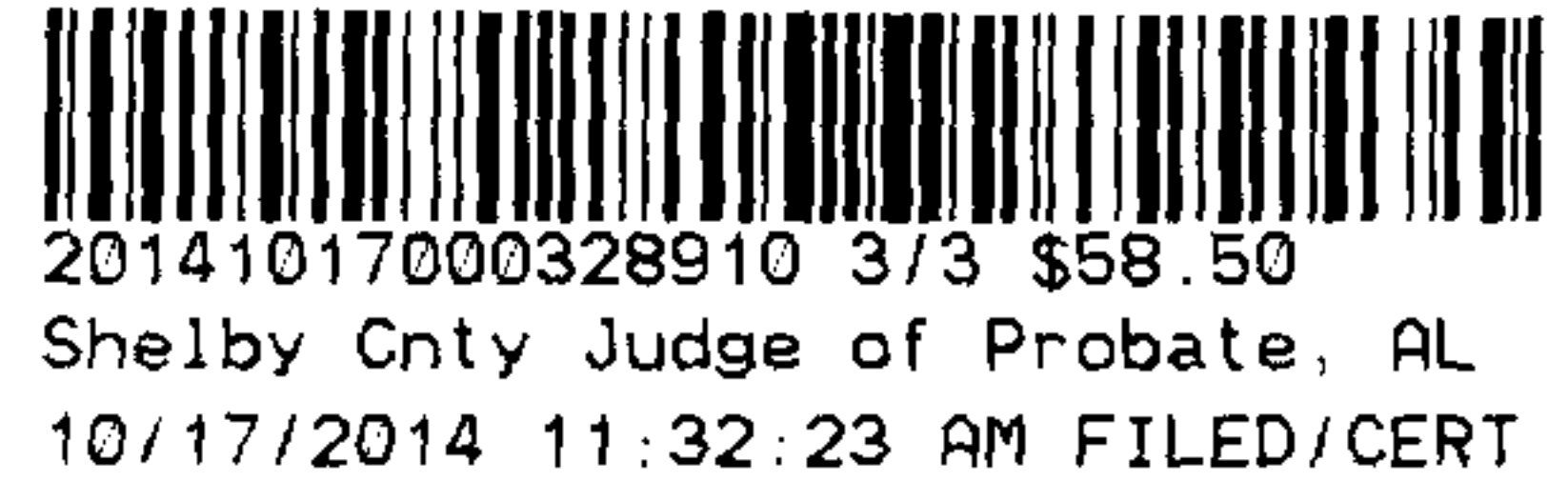
Property Address 3117 Chestnut Oaks Dr
8
Bham AL
35244

Date of Sale 10-14-14

Total Purchase Price \$ 197,500.00

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
☒ 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.

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 10-14-14

Print Dawn Collins

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one