


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

Send tax notice to:
William M. & Peggy M. Gaines
5117 Hollow Log Lane
Birmingham, AL 35244
File No. BHM1400597

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

State of Alabama
County of Shelby


20141121000367320 1/3 \$186.00
Shelby Cnty Judge of Probate, AL
11/21/2014 01:33:39 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Six Thousand and 00/100 Dollars (\$166,000.00) in hand paid to the undersigned **Phyllis Koon Steele and Charles W. Steele, wife and husband** (hereinafter referred to as "Grantors"), by **William M. Gaines and Peggy M. Gaines** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 70, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, page 127, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Phyllis Koon Steele is one and the same person as Phyllis H. Koon in that certain deed recorded in Instrument No.20060217000078930, dated 02/08/06 and recorded on 02/17/06.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTORS.

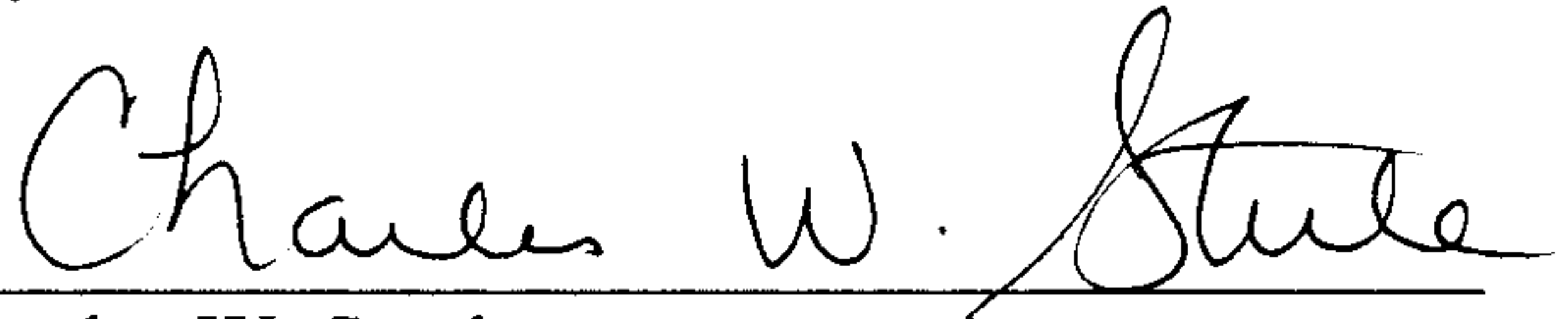
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/21/2014
State of Alabama
Deed Tax:\$166.00

IN WITNESS WHEREOF, Grantors, Phyllis Koon Steele and Charles W. Steele, have hereunto set their signatures and seals on November 19, 2014.


Phyllis Koon Steele



Charles W. Steele

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phyllis Koon Steele and husband, Charles W. Steele, 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 19th day of November, 2014.

(NOTARIAL SEAL)


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




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Real Estate Sales Validation Form

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

Grantor's Name: Phyllis Koon Steele and Charles W. Steele
Mailing Address: P. O. Box 503
Warrior, AL
35180

Grantee's Name: William M. Gaines and Peggy M. Gaines
Mailing Address: 5117 Hollow Log Lane
Birmingham, AL 35244

Date of Sale: 11/19/2014

Property Address: 222 Chadwick Lane
Helena, AL 35080

Total Purchase Price: \$166,000.00
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

☐ 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.

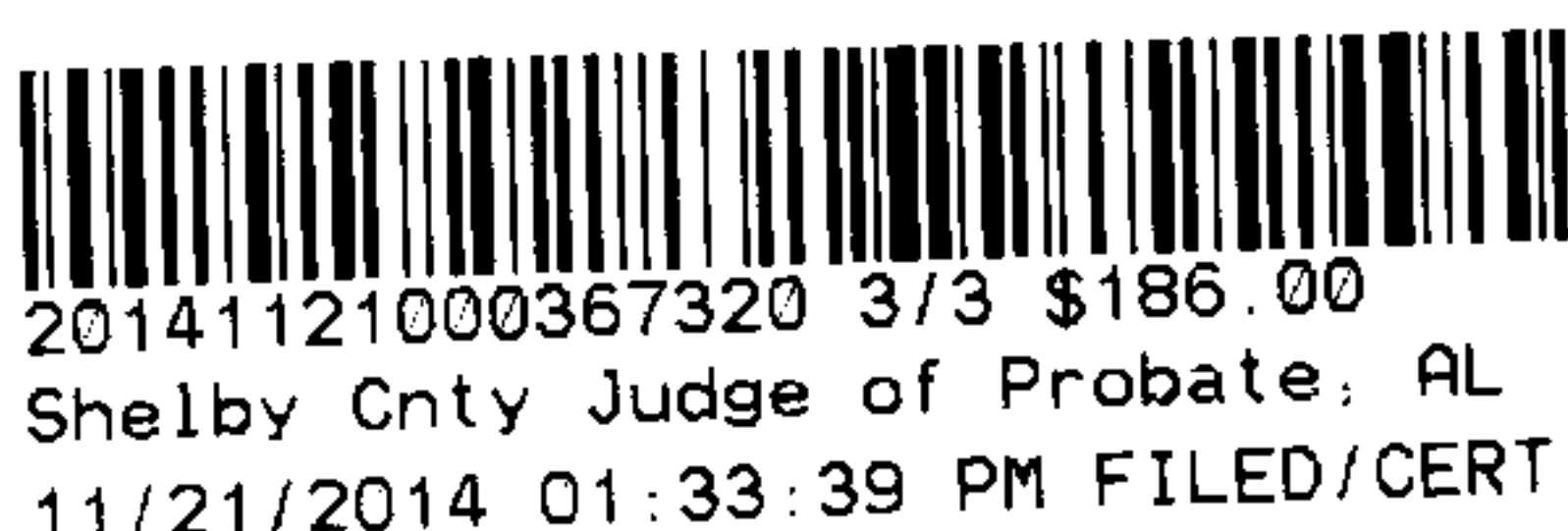
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 11/18/2014

Print: Michelle Pouncey

☐ Unattested



Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1