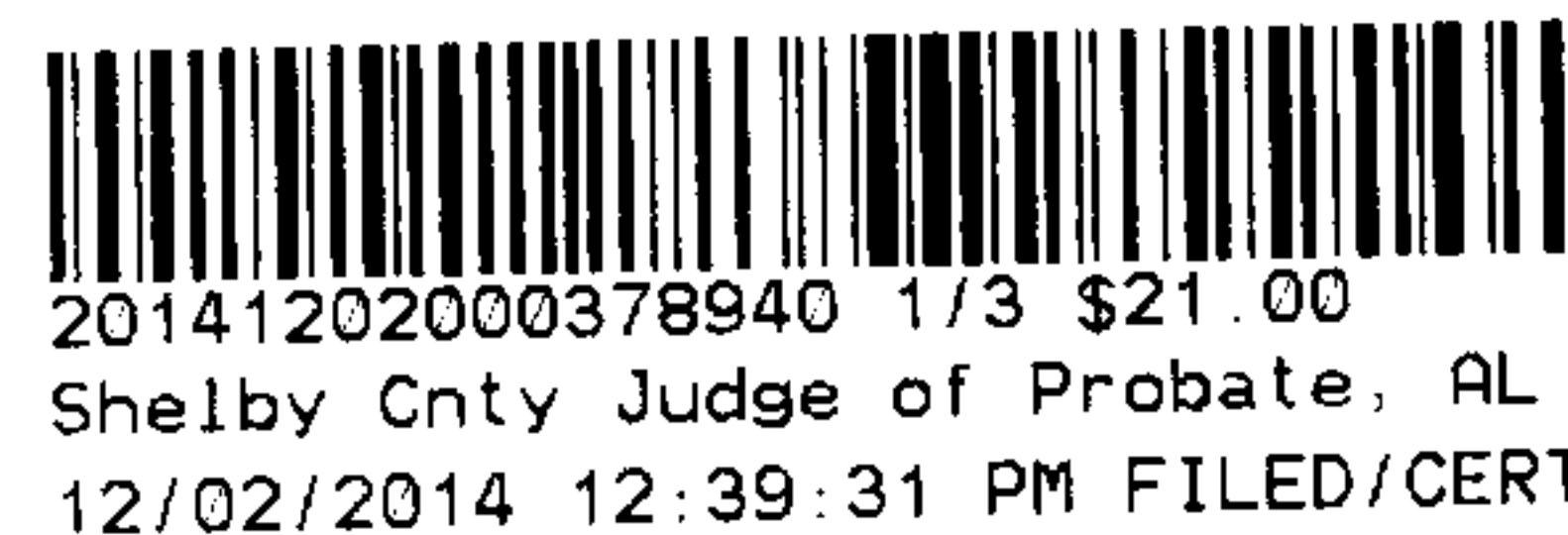


Send tax notice to:  
Willie Q. Sistrunk  
101 Juniper Circle  
Pelham, AL 35124

This instrument prepared by:  
 Stewart & Associates, P.C.  
 3595 Grandview Pkwy, #350  
 Birmingham, Alabama 35243

STATE OF ALABAMA  
 Shelby COUNTY

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy One Thousand and 00/100 Dollars (\$171,000.00) in hand paid to the undersigned, Robert W. Rearden, III and Lisa Janesse Rearden, Husband and Wife, (hereinafter referred to as "Grantors"), by Willie Q. Sistrunk (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 91, according to the Survey of Ivy Brook, Phase Two, Third Addition, as recorded in Map Book 21, Page 20, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.  
 BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
 CONDITIONS OF RECORD.

\$174,676.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
 A MORTGAGE LOAN.

Lisa Janesse Rearden is one and the same person as Lisa Janesse Carter and also  
 thesame person as Janesse Carter.

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

The Grantors do 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 and assigns shall warrant and defend the same to the said  
 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 24th day of November, 2014.



Robert W. Rearden, III



Lisa Janesse Rearden

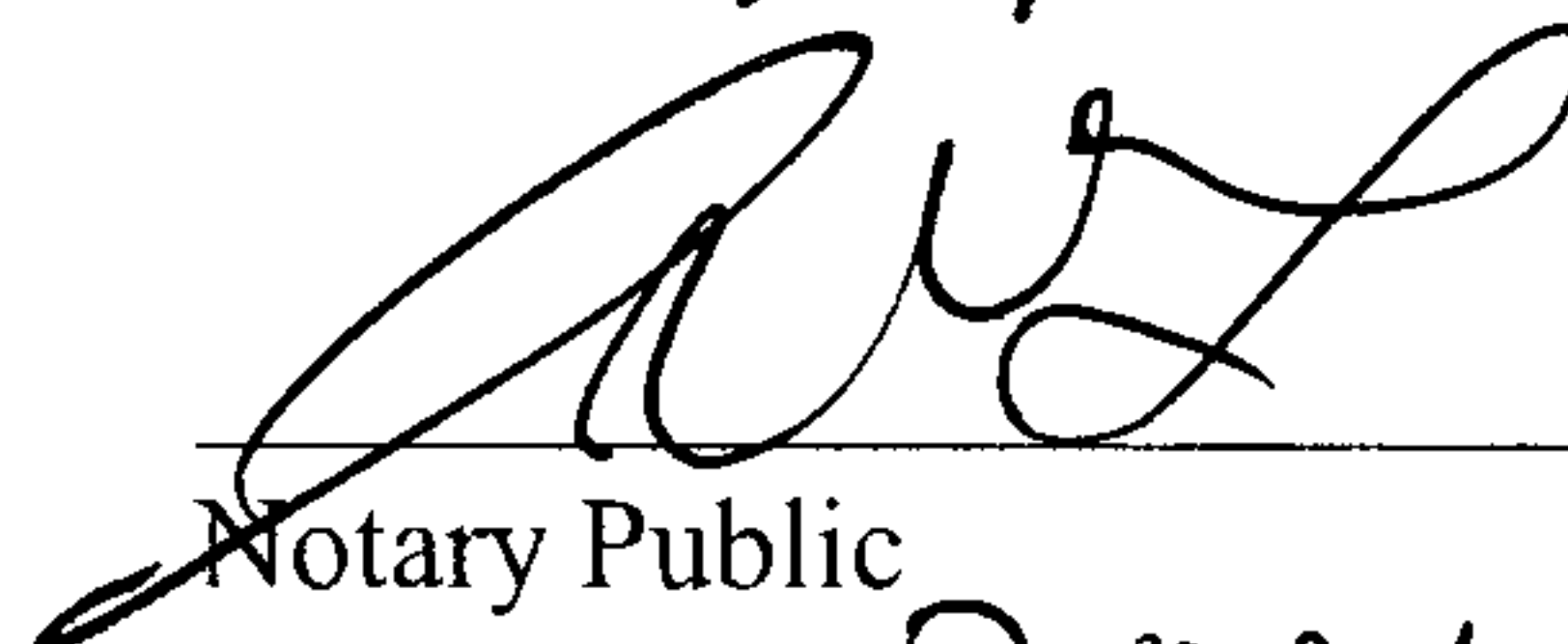


20141202000378940 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/02/2014 12:39:31 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Rearden, III and Lisa Janesse Rearden, Husband and Wife, 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 24<sup>TH</sup> day of NOVEMBER 2014



Notary Public

Print Name: DAVID W. LEWIS

Commission Expires:

3/25/17



# Real Estate Sales Validation Form

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

Grantor's Name ROBERT & LISA REARDEN  
Mailing Address 8132 GAYFER ROAD EXT  
APT 701  
FAIRHOPE, AL 36532

Grantee's Name WILLIE Q. SESTRUNK  
Mailing Address 101 JUNIPER CIRCLE  
PELHAM, AL 35124

Property Address 101 JUNIPER CIRCLE  
PELHAM, AL 35124

Date of Sale 11/24/14  
Total Purchase Price \$ 171,000

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 11/24/14

Print DAVID W. LEWIS

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20141202000378940 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/02/2014 12:39:31 PM FILED/CERT