


Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 600  
Birmingham, Alabama 35243  
BHM1400641

Send tax notice to:

Ashley M. and Collin R. Aynes  
2359 Lakeside Drive  
Birmingham, AL 35244  
File No. BHM1400641

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

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20141217000395980 1/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
12/17/2014 12:41:34 PM FILED/CERT

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Nine Thousand Five Hundred and 00/100 Dollars (\$279,500.00) in hand paid to the undersigned, **Michael D. Flanders, by Tammie L. Flaneders, as his attorney-in-fact and Tammie L. Flanders, husband and wife** (hereinafter referred to as "Grantors"), by **Ashley M. Aynes and Collin R. Aynes** (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 3, according to the Survey of Valdawood as recorded in Map Book 8, Page 6 in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

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

\$265,525.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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 12/17/2014  
State of Alabama  
Deed Tax: \$14.00

IN WITNESS WHEREOF, Grantors, Michael D. Flanders, by Tammie L. Flanders, as his attorney-in-fact and Tammie L. Flanders, have hereunto set their signatures and seals on December 11, 2014.



20141217000395980 2/3 \$34.00  
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*Michael D Flanders by  
Tammie L Flanders as his attorney*  
Michael D. Flanders, by Tammie L. Flanders, *in fact*  
as his attorney-in-fact

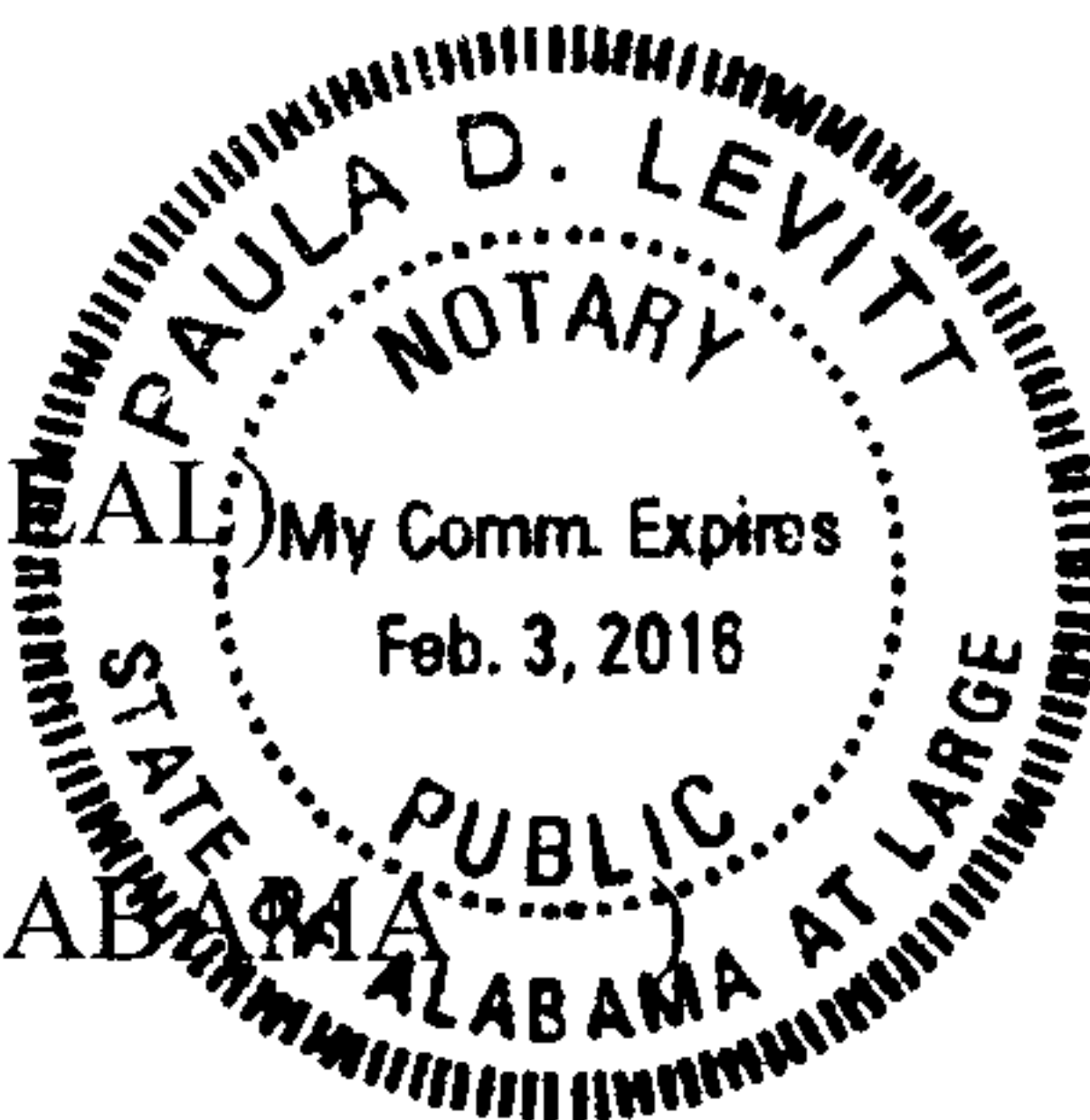
*Tammie L Flanders*  
Tammie L. Flanders

STATE OF ALABAMA     )  
                                      :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammie L. Flanders, whose name as attorney in fact for Michael D. Flanders, 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, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Michael D. Flanders on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of December, 2014.

(NOTARIAL SEAL)



STATE OF ALABAMA  
COUNTY OF JEFFERSON)

*Paula D Levitt*

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

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammie L. Flanders, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of December, 2014.

(NOTARIAL SEAL)



*Paula D Levitt*

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: Michael D. Flanders and  
Tammie L. Flanders  
Mailing Address: 2310 Ridgewood Road  
Fultondale, AL  
35068

Grantee's Name: Ashley M. Aynes and Collin R. Aynes  
Mailing Address: 2359 Lakeside Dr  
Birmingham, AL 35244

Date of Sale: 12/11/2014

Property Address: 2359 Lakeside Dr  
Birmingham, AL 35244

Total Purchase Price: \$279,500.00  
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.

34M1400641

## 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: 12/11/2014

☐ Unattested

  
20141217000395980 3/3 \$34.00  
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Print: Michelle Pouncey

Sign

( Grantor / Grantee / Owner / Agent ) Circle One

Form RT-1