

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

BHM1400646

Send tax notice to:

Victoria K. Sellers and John Martin Kingry

885 Narrows Point Drive

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.


3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

**WARRANTY DEED**

  
20150106000005980 1/3 \$29.50  
Shelby Cnty Judge of Probate, AL  
01/06/2015 01:46:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Six Thousand and 00/100 Dollars (\$186,000.00) in hand paid to the undersigned **David J. Hallan and Arlene M. Hallan, Husband and Wife** (hereinafter referred to as "Grantors"), by **Victoria K. Sellers and John Martin Kingry** (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 80, according to the Final Plat of Narrows Point - Phase 5, as recorded in Map Book 35, at Page 90 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-09755, as amended by instruments recorded as Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250, and Instrument No. 20030716000450980, and Instrument No. 20050831000450840, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$176,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

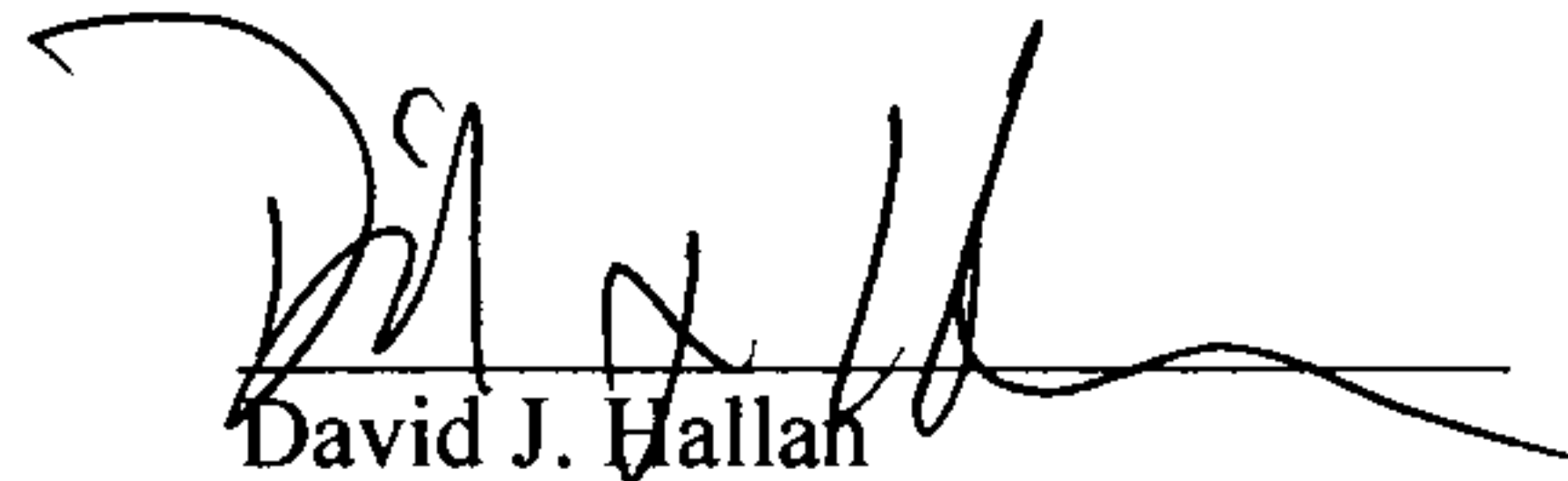
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

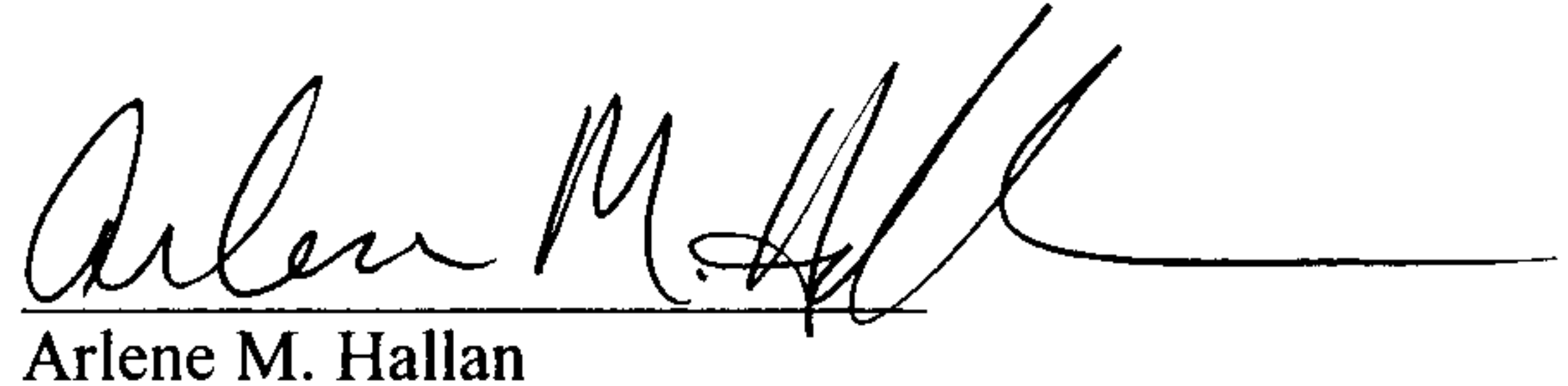
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and

Shelby County, AL 01/06/2015  
State of Alabama  
Deed Tax: \$9.50

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.

IN WITNESS WHEREOF, Grantors David J. Hallan and Arlene M. Hallan have hereunto set their signatures and seals on December 29, 2014.

  
David J. Hallan

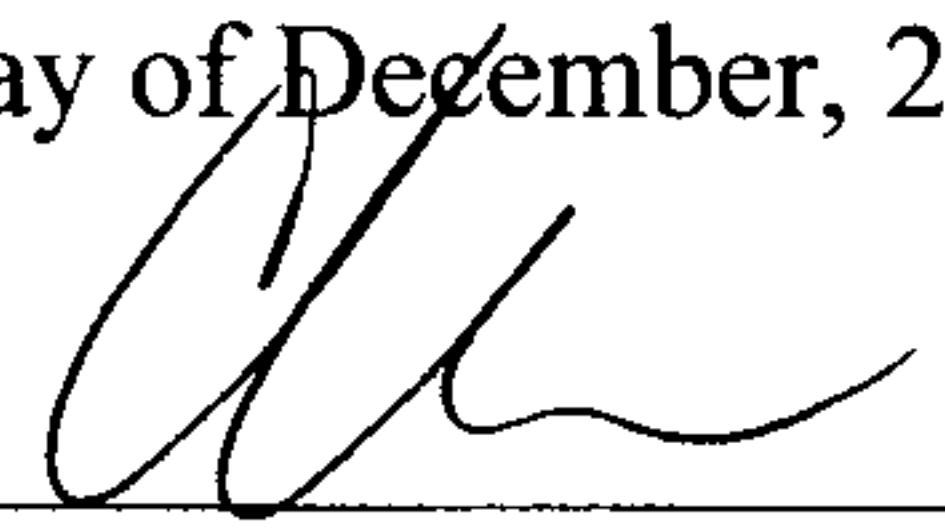
  
Arlene M. Hallan

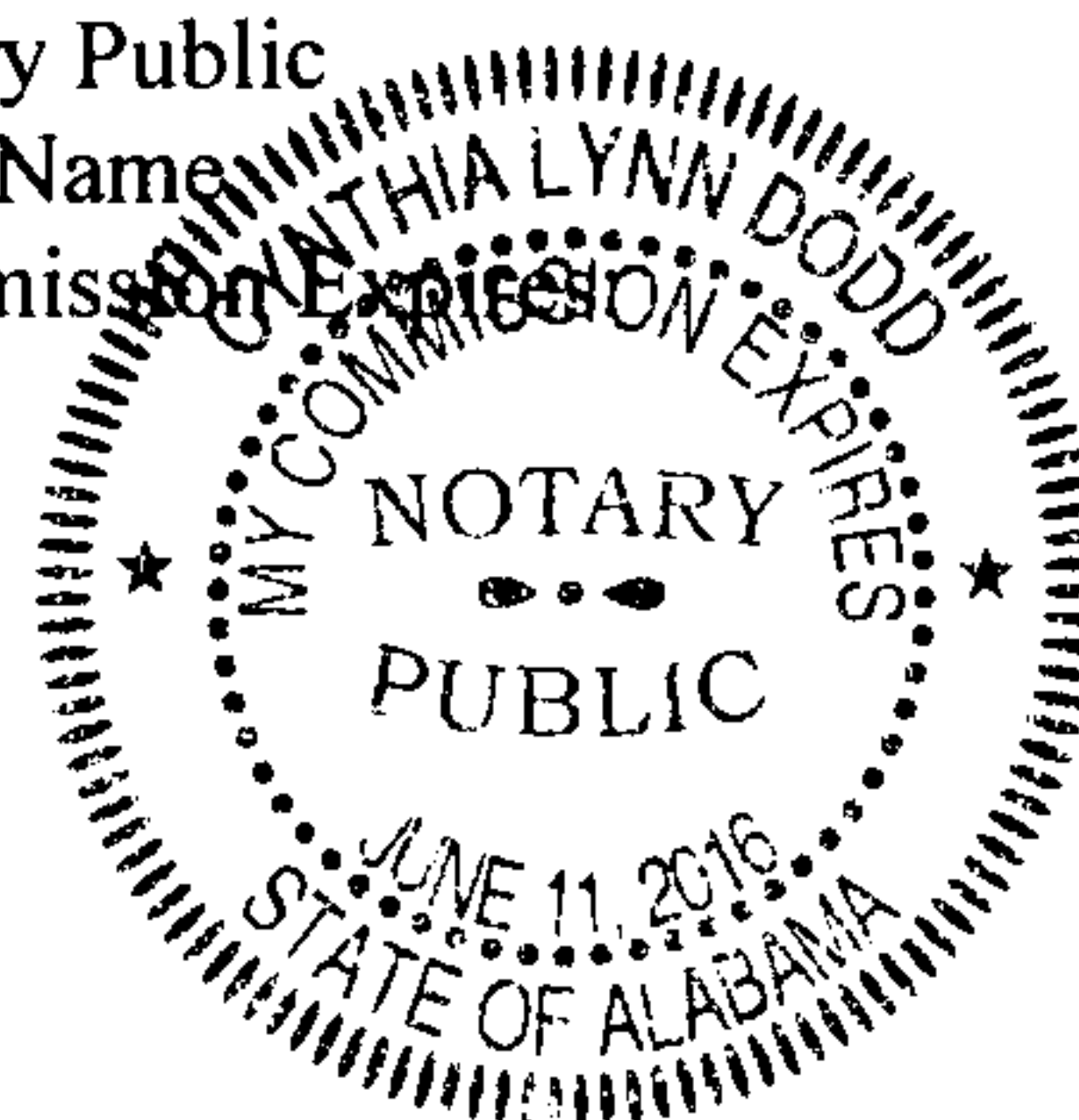
STATE OF ALABAMA  
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David J. Hallan and Arlene M. Hallan, whose names are signed to the foregoing instrument, and who iare 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 29th day of December, 2014.

(NOTARIAL SEAL)

  
\_\_\_\_\_  
Notary Public  
Print Name  
Commission Expires



  
20150106000005980 2/3 \$29.50  
Shelby Cnty Judge of Probate, AL  
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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 David J. Hallan Grantee's Name Victoria L. Sellers  
Mailing Address Arlene M. Hallan Mailing Address John Martin Kingery  
885 Narrows Point Dr.  
Birmingham, AL 35242  
Property Address 885 Narrows Point Dr. Date of Sale 12-29-14  
Birmingham Total Purchase Price \$ 186,000.  
AL  
35242 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.

BHMI400646

## 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 12/29/14

Print Chynna Ridd

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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