

Send tax notice to:

Catherine B. Connor

924 Trinity Court
Bham AL 35242

File No. BHM1500020-O

This instrument prepared by:

Stewart & Associates, P.C.


3595 Grandview Pkwy, #350

Birmingham, Alabama 35243

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED


20150205000038960 1/3 \$795.00
Shelby Cnty Judge of Probate, AL
02/05/2015 01:27:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Seventy Five Thousand and 00/100 Dollars (\$775,000.00) in hand paid to the undersigned, **Jeff Kaufman, an unmarried man and Tracy Kaufman, an unmarried woman** (hereinafter referred to as "Grantors"), by **Catherine B. Connor** (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 630, according to the Survey of Greystone Legacy, 6th Sector, as recorded in Map Book 29, Page 21, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

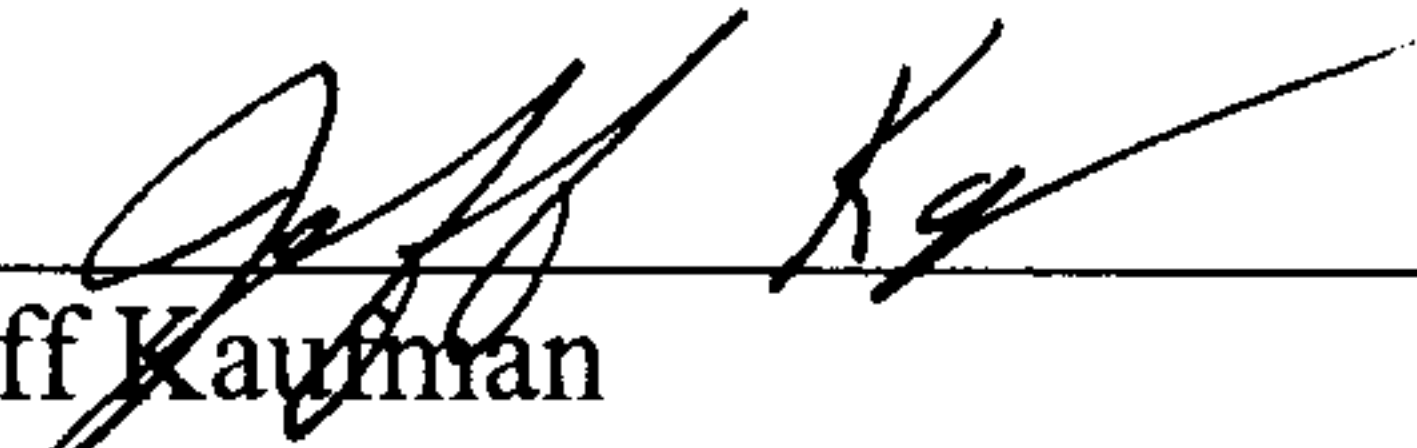
- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTORS.

\$-0- OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

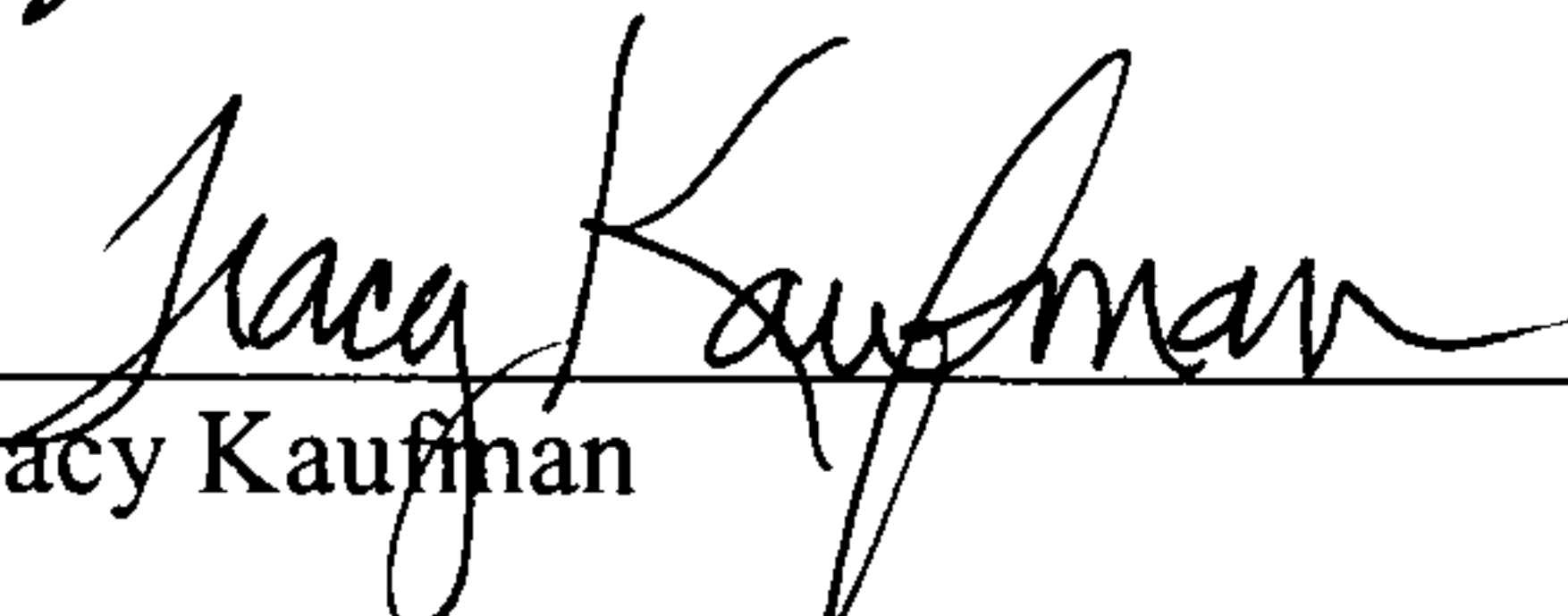
TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her 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 and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Jeff Kaufman and Tracy Kaufman, have set their signature and seal on this the 15th day of January, 2015.



Jeff Kaufman




Tracy Kaufman

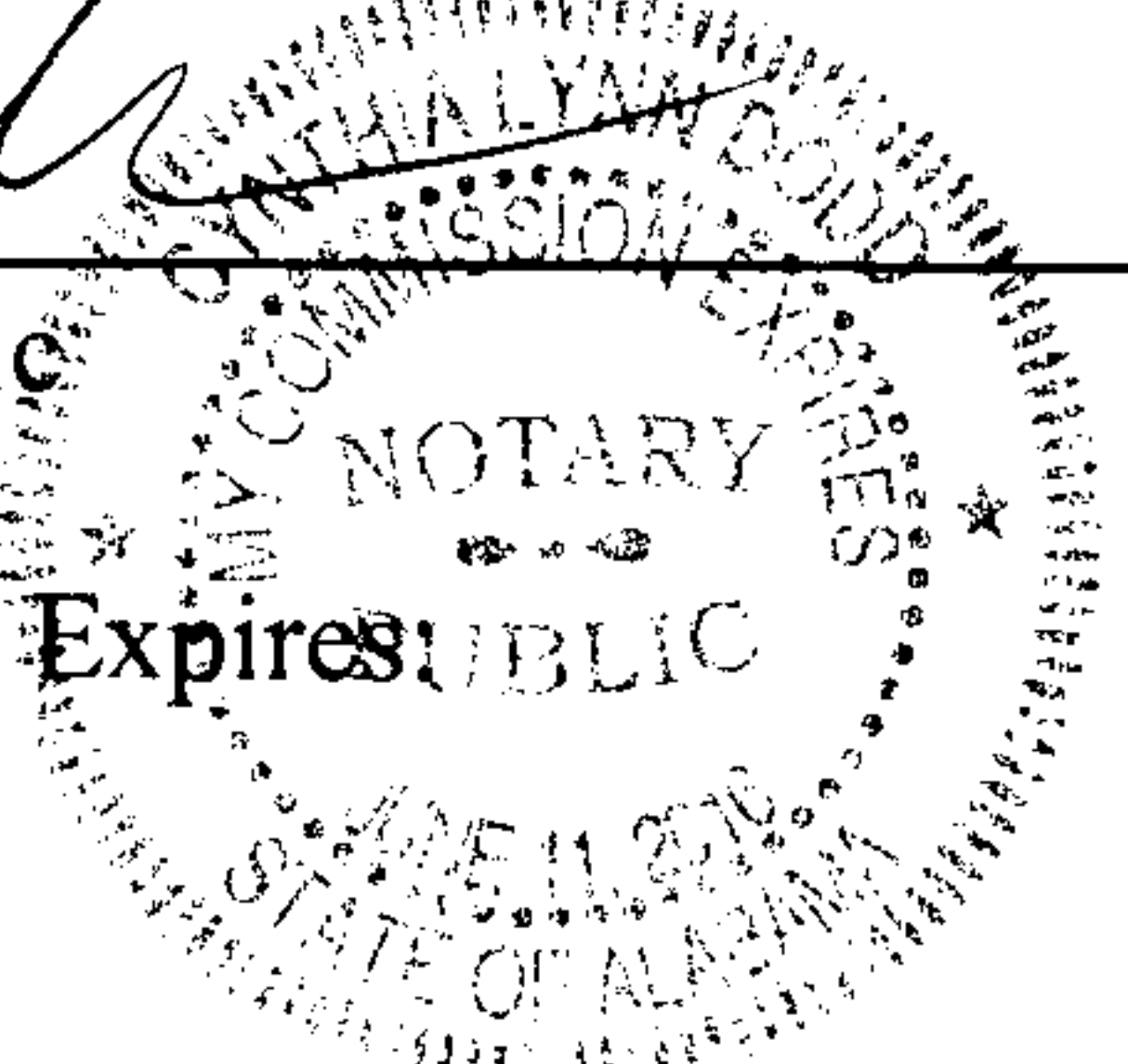
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

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

Given under my hand and official seal this the 15th day of January, 2015.



Notary Public
Print Name: _____
Commission Expires: _____

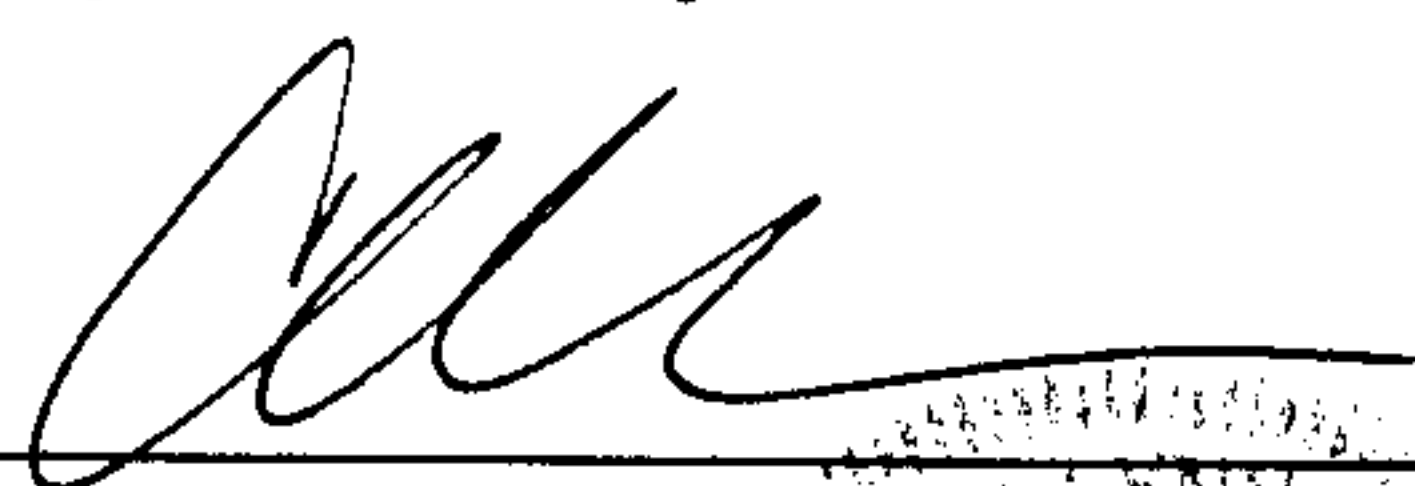


[NOTARIAL SEAL]

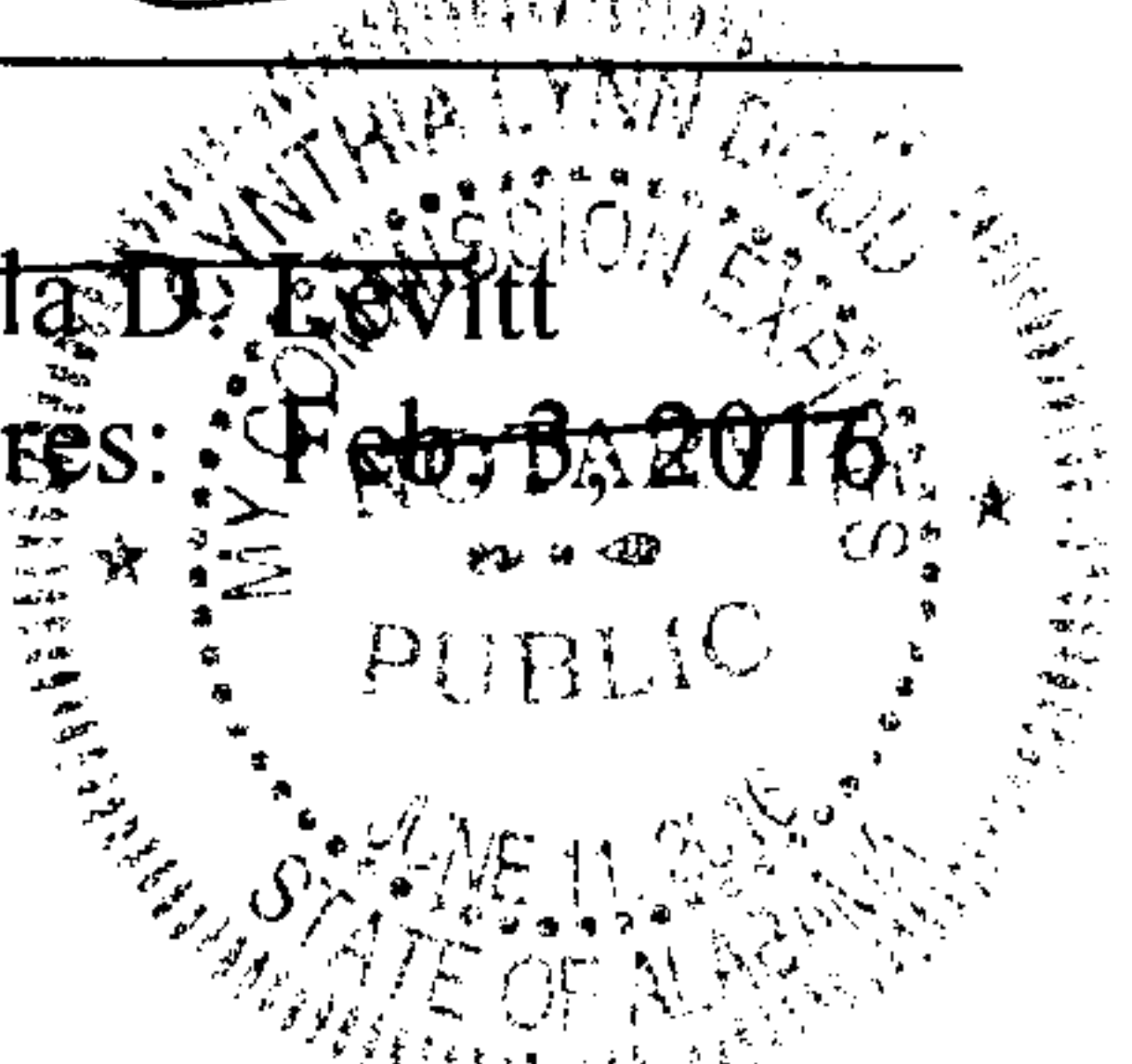
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy Kaufman, 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 14th day of January, 2015.



Notary Public
Print Name: Paula D. Levitt
Commission Expires: Feb 3 2016



[NOTARIAL SEAL]

Real Estate Sales Validation Form

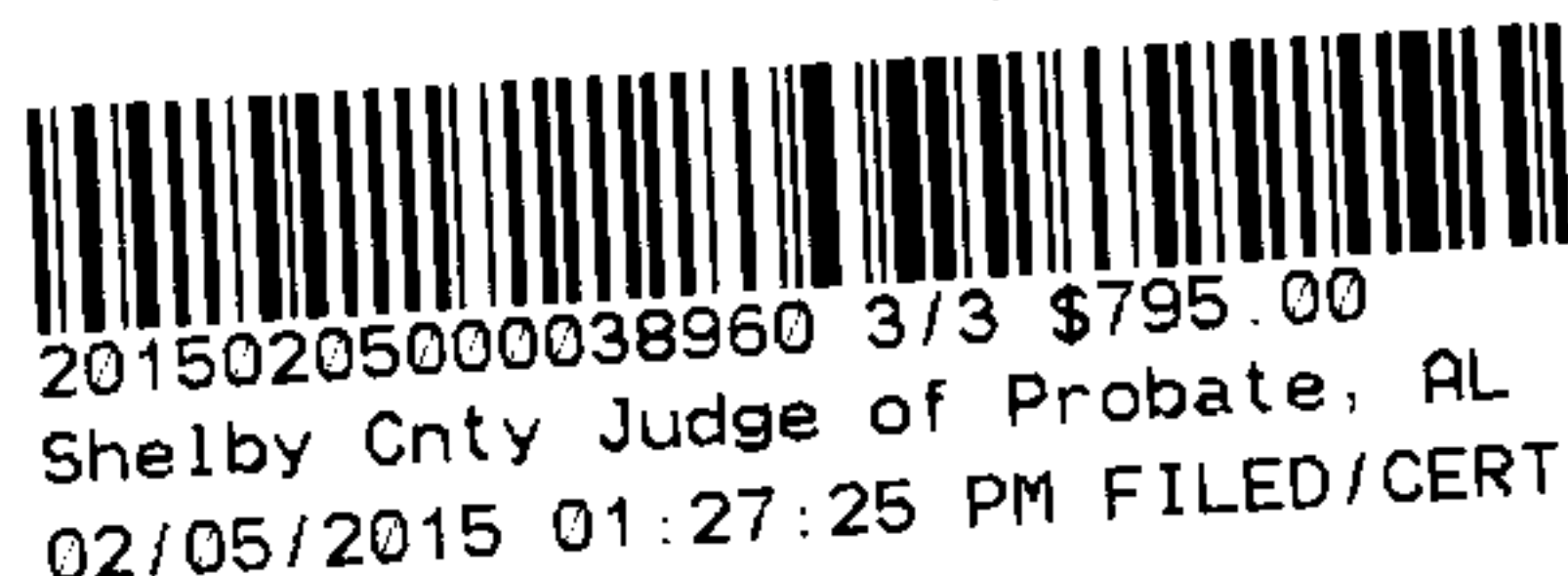
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeff Kaufman
Mailing Address Tracy Kaufman
4088 Eagle Ridge Court
Birmingham, AL 35242

Grantee's Name Catherine B. Connor
Mailing Address 924 Trinity Court
Birmingham, AL 35242

Property Address 924 Trinity Court
Birmingham, AL 35242

Date of Sale 1/30/15
Total Purchase Price \$ 775,000.00



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.

BAM1500020-0

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 1/30/15

Print By: Cynthia Lynn Dodd, as agent for Reli Settlement Solutions, LLC

Unattested
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1