

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

Send tax notice to:
Janice & Ronie D. Browning
267 Warwick Lane
Alabaster, Alabama 35007
File No. BHM1500049

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

STATE OF ALABAMA
SHELBY COUNTY


20150227000060840 1/3 \$158.00
Shelby Cnty Judge of Probate, AL
02/27/2015 08:11:19 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Seven Thousand Six Hundred Fifty and 00/100 Dollars (\$137,650.00) in hand paid to the undersigned, **Martha E. Wilkerson fka Martha Elizabeth Ragland and Andrew Wilkerson, wife and husband** (hereinafter referred to as "Grantors"), by **Janice Browning and Ronie D. Browning** (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 198, according to the Amended Map of Phase II, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama.

Martha E. Wilkerson is one and the same person as Martha Elizabeth Ragland, grantee in Instrument No. 20131220000487310.

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 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 & assigns, covenant with Grantees, their heirs, executors, administrators & 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 Grantees^{their} heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Martha E. Wilkerson fka Martha Elizabeth Ragland and Andrew Wilkerson, have set their signatures and seals on this the 20th day of February, 2015.

Martha E. Wilkerson

Martha E. Wilkerson fka Martha Elizabeth Ragland

Andrew Wilkerson

Andrew Wilkerson

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha E. Wilkerson fka Martha Elizabeth Ragland and husband, Andrew Wilkerson, 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 20th day of February, 2015.

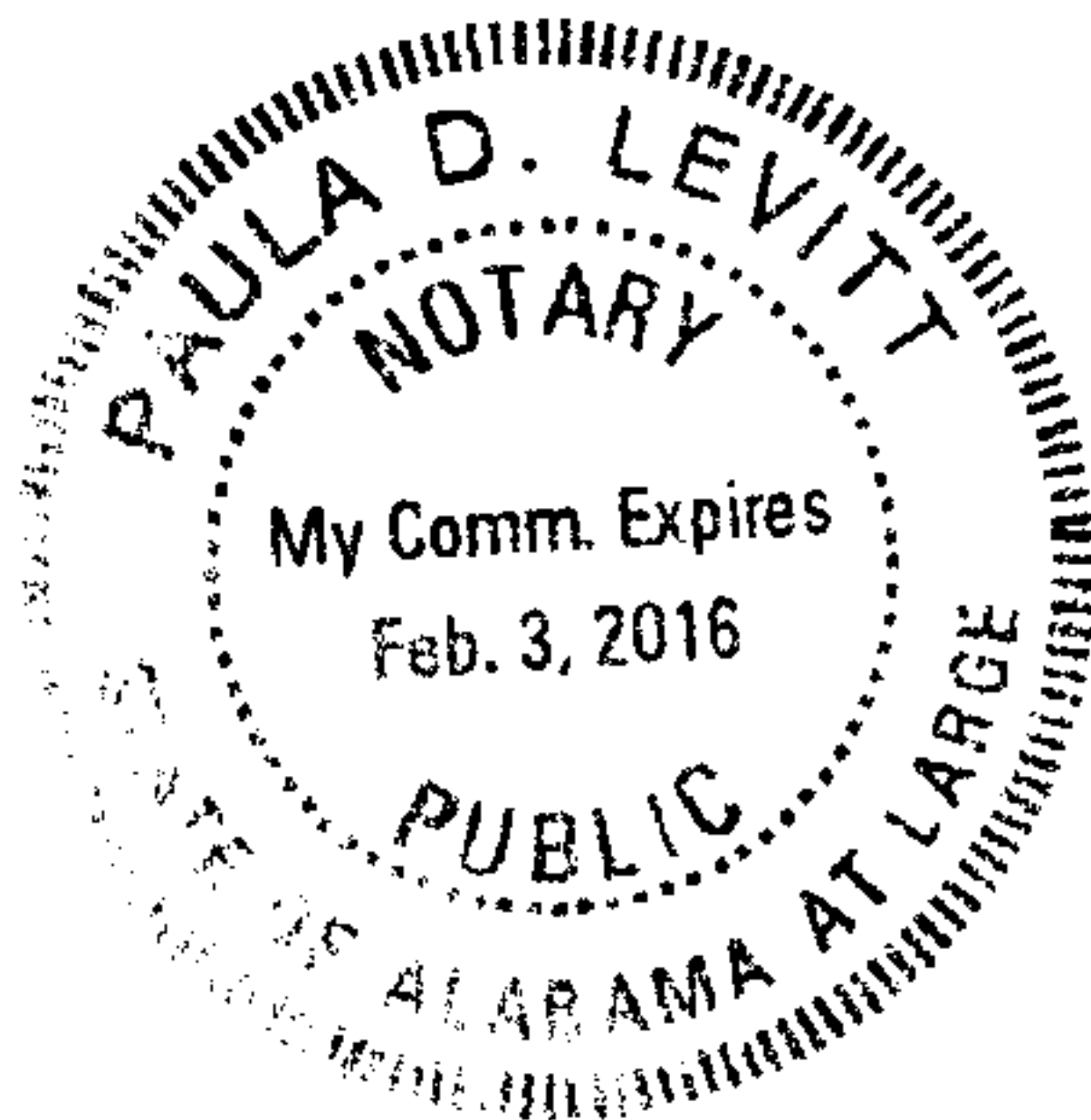
Paula D. Levitt

Notary Public

Print Name: *Paula D Levitt*

Commission Expires: *2-3-16*

[NOTARIAL SEAL]



20150227000060840 2/3 \$158.00
Shelby Cnty Judge of Probate, AL
02/27/2015 08:11:19 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Martha E. Wilkerson and Andrew Wilkerson
Mailing Address: 104 Winterhaven Cove
Alabaster, AL
35007

Grantee's Name: Janice Browning and Ronie D. Browning
Mailing Address: 267 Warwick Lane
Alabaster, AL 35007

Date of Sale: 2/20/2015

Property Address: 267 Warwick Lane
Alabaster, AL 35007

Total Purchase Price: \$137,650.00
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.

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: 2/20/2015

Print: Michelle Pouncey

☐ Unattested

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One



20150227000060840 3/3 \$158.00
Shelby Cnty Judge of Probate, AL
02/27/2015 08:11:19 AM FILED/CERT

Form RT-1