


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


20150501000144030 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
05/01/2015 02:37:16 PM FILED/CERT

Send tax notice to:
Dana M. DeCarlo
123 Meadow Croft Circle
Birmingham, Alabama 35242
File No. BHM1500182

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, **James S. Parks Jr., a married man** (hereinafter referred to as "Grantor"), by **Dana M. DeCarlo**, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, Page 2, 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 GRANTOR.

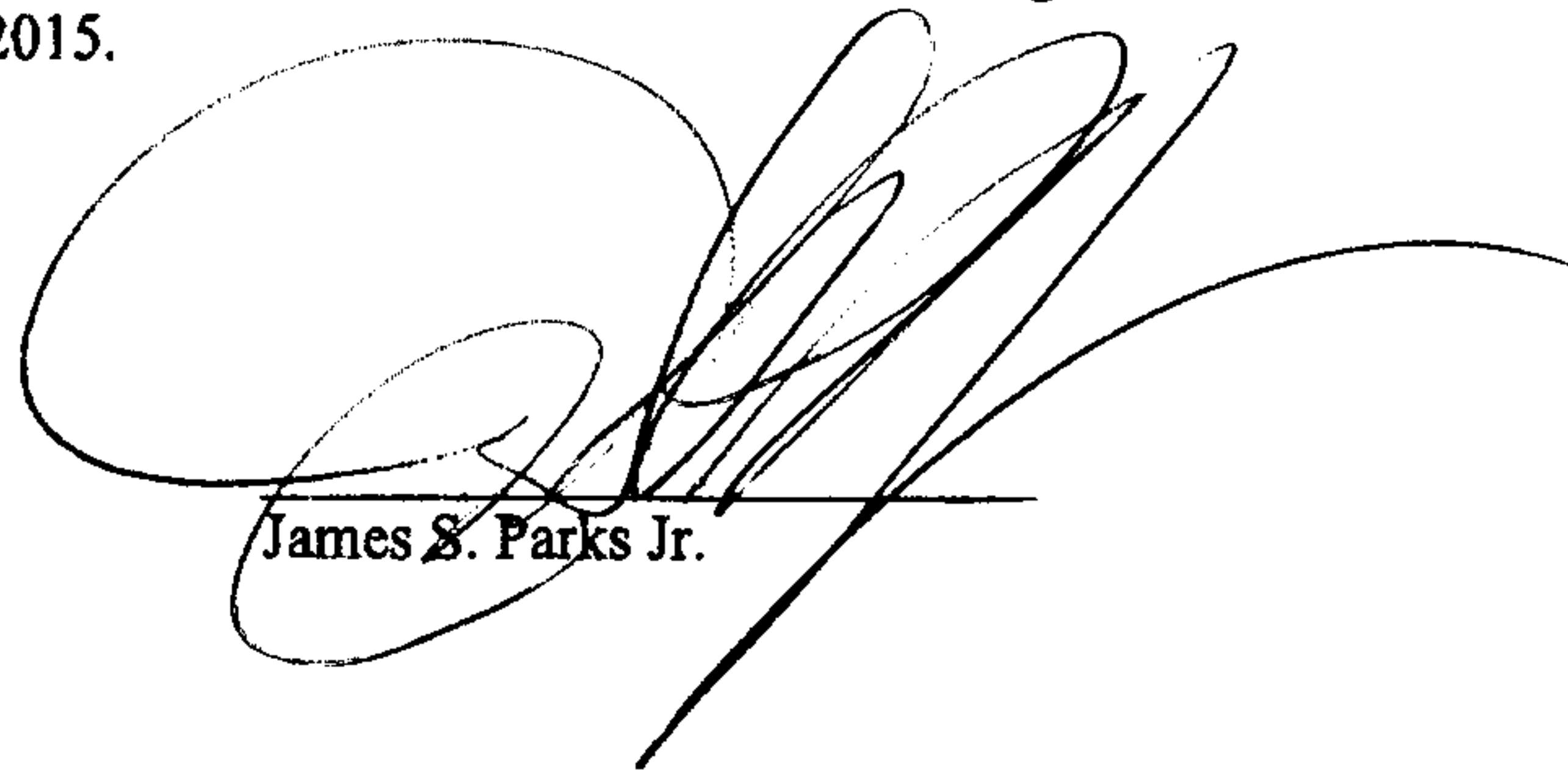
\$142,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

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

Shelby County, AL 05/01/2015
State of Alabama
Deed Tax: \$7.50

IN WITNESS WHEREOF, Grantor, James S. Parks, Jr., has set his signature and seal on this, the 24th day of April, 2015.

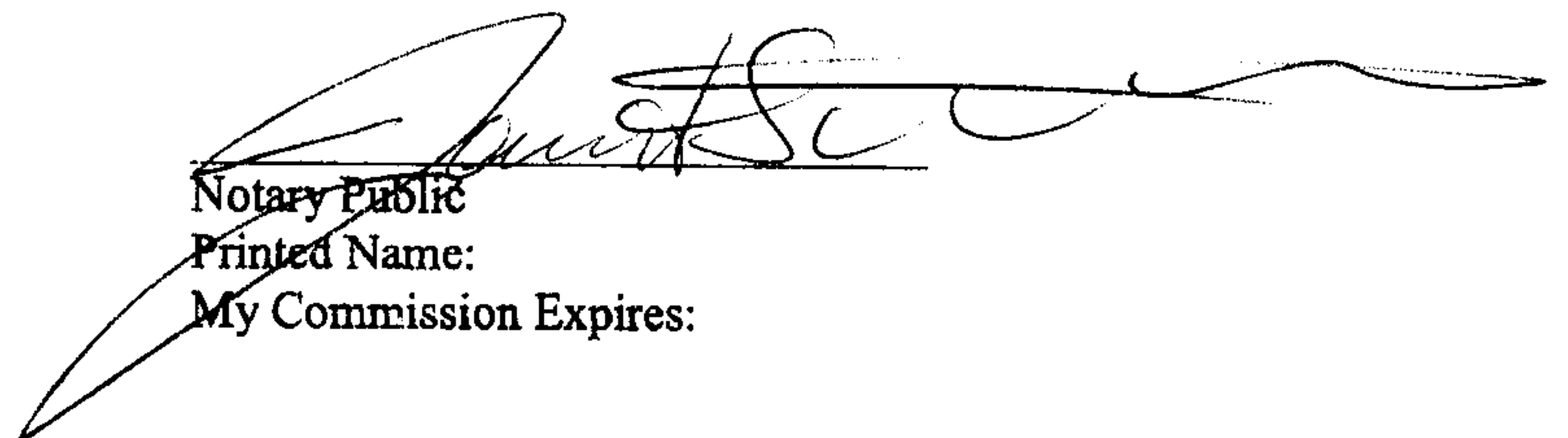

James S. Parks Jr.

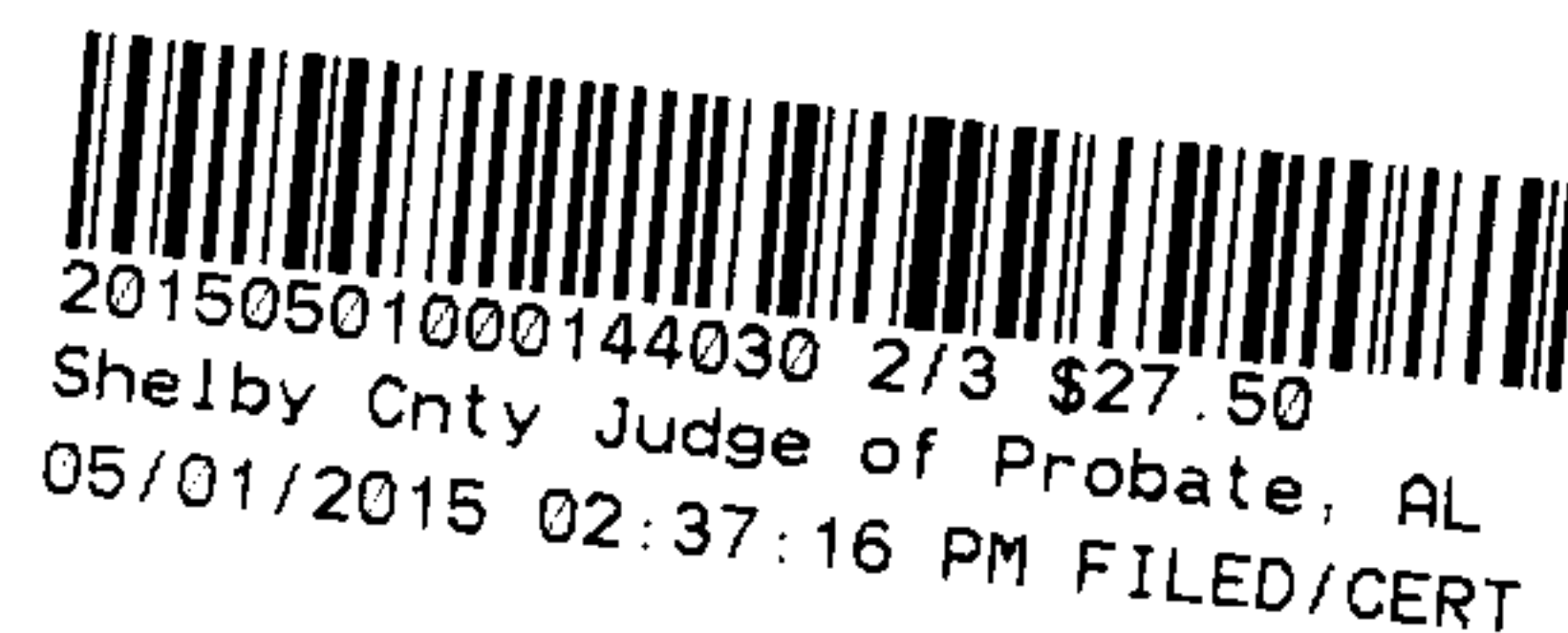
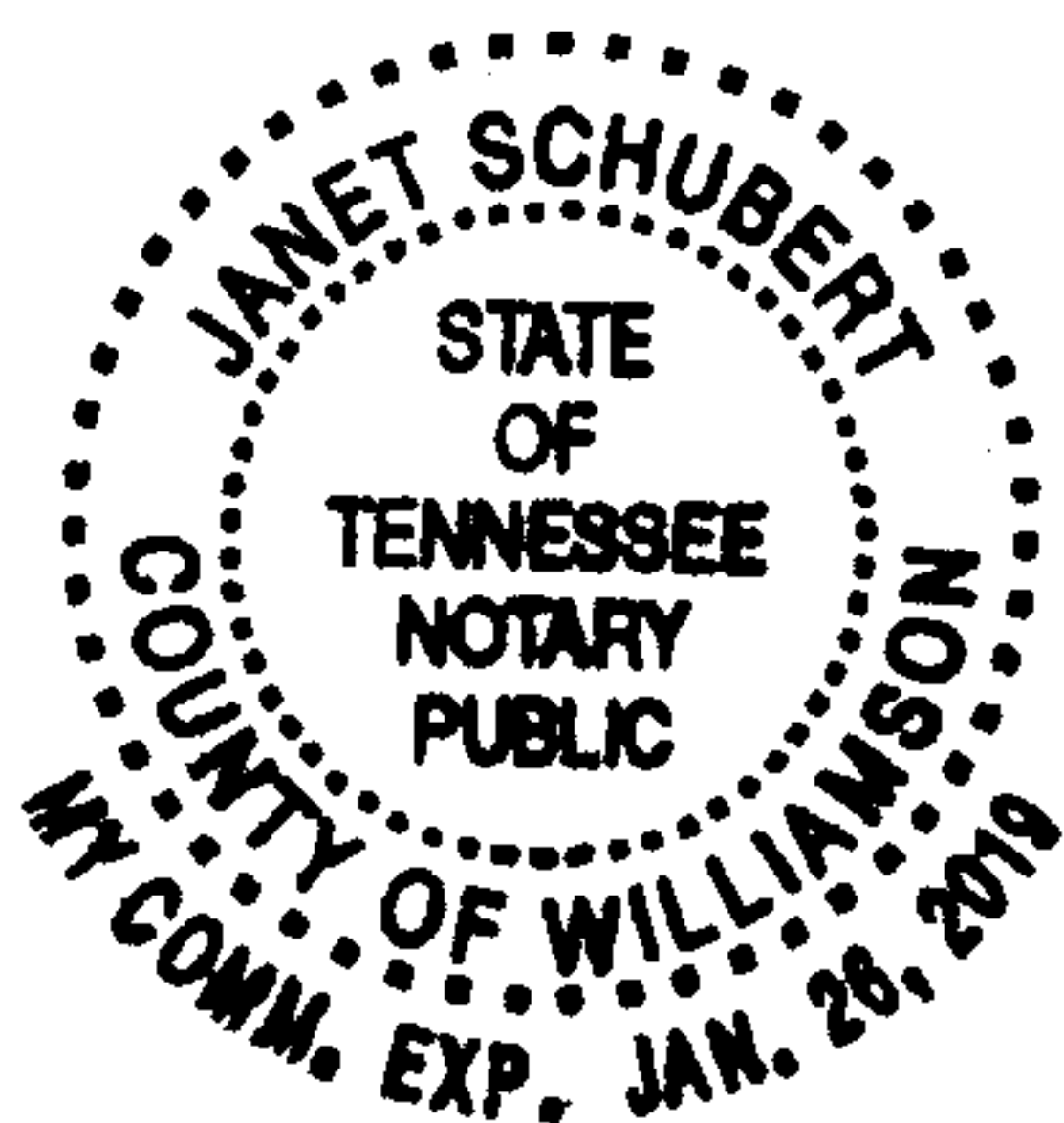
STATE OF Williamson, Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James S. Parks Jr., 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 24th day of April, 2015.

(Notary Seal)


Notary Public
Printed Name:
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name: James S. Parks Jr.
Mailing Address: 3818 Somers Lane
Thompson's Station, TN 37179

Grantee's Name: Dana M. DeCarlo
Mailing Address: 123 Meadow Croft Circle
Birmingham, AL 35243

Property Address: 135 Hawks Bend Ln
Odenville, AL 35120

County: Shelby

Date of Sale: 4/24/2015
Total Purchase Price: \$150,000.00

or
Actual Value: \$ n/a

or
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

☐ Appraisal

☐ Sales Contract

☐ other:

☒ Closing Statement

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: 4/24/2015

Print: Michelle Pouncey

☐ Unattested

Sign

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



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Form RT-1