

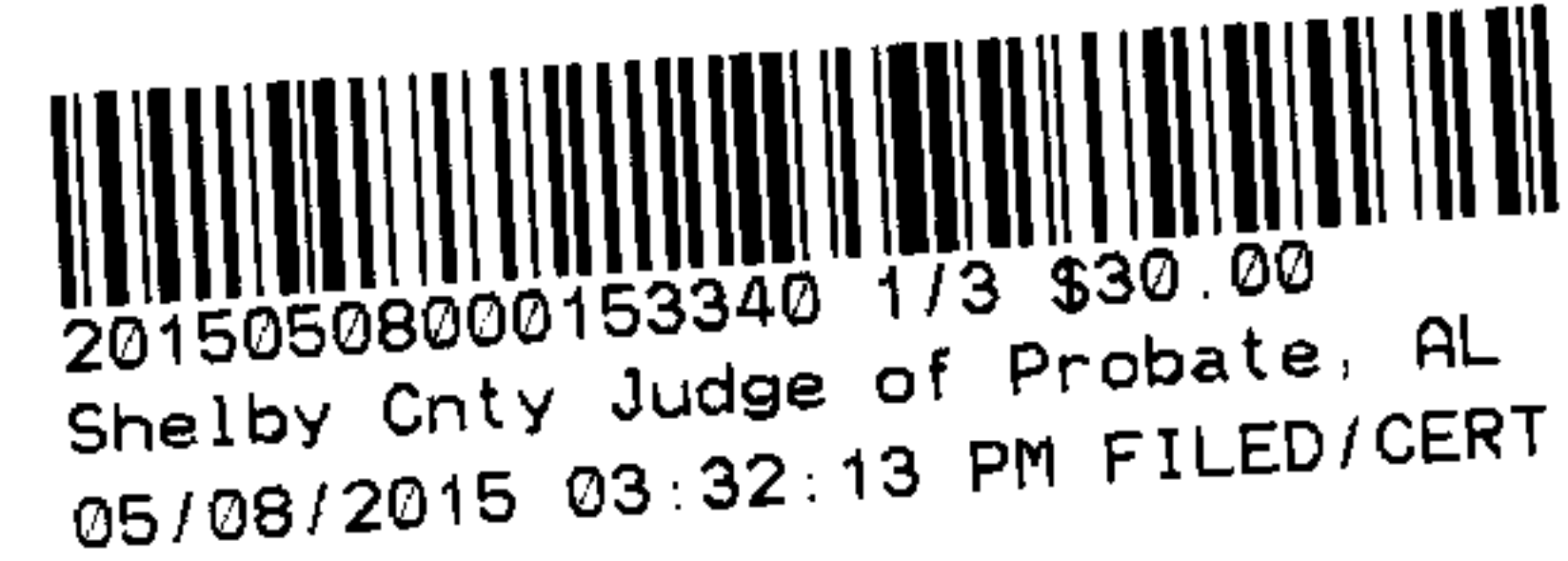
Reli Settlement Solutions, LLC  
3595 Grandview Parkway  
Suite 600  
Birmingham, Alabama 35243

Send tax notice to:  
Matthew Sheets and Jessica Sheets  
1933 Indian Lake Drive  
Birmingham, AL 35244  
File No. BHM1500166

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

STATE OF ALABAMA

COUNTY OF SHELBY



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty Six Thousand Nine Hundred and 00/100 Dollars (\$256,900.00) in hand paid to the undersigned, **C&E Real Estate, LLC, an Alabama Limited Liability Company** hereinafter referred to as "Grantor") by **Matthew Sheets and Jessica Sheets** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 4, according to the Survey of Indian Valley Estates, 1st Sector, as recorded in Map Book 5, Page 130, 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.

\$247,352.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/08/2015  
State of Alabama  
Deed Tax: \$10.00

IN WITNESS WHEREOF, Grantor, C&E Real Estate, LLC, an Alabama Limited Liability Company, by Mark A. Edmondson, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 5th day of May, 2015.

C&E Real Estate, LLC, an Alabama Limited Liability Company



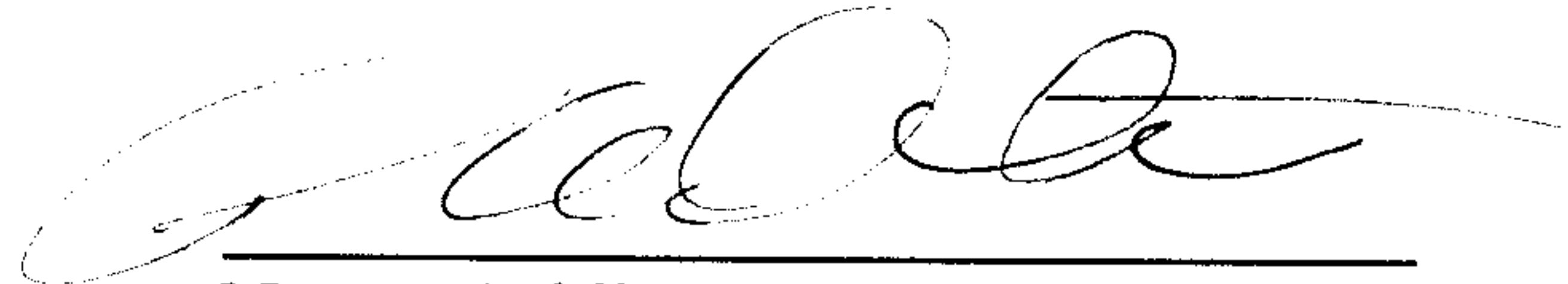
By: Mark A. Edmondson  
Its: Member

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

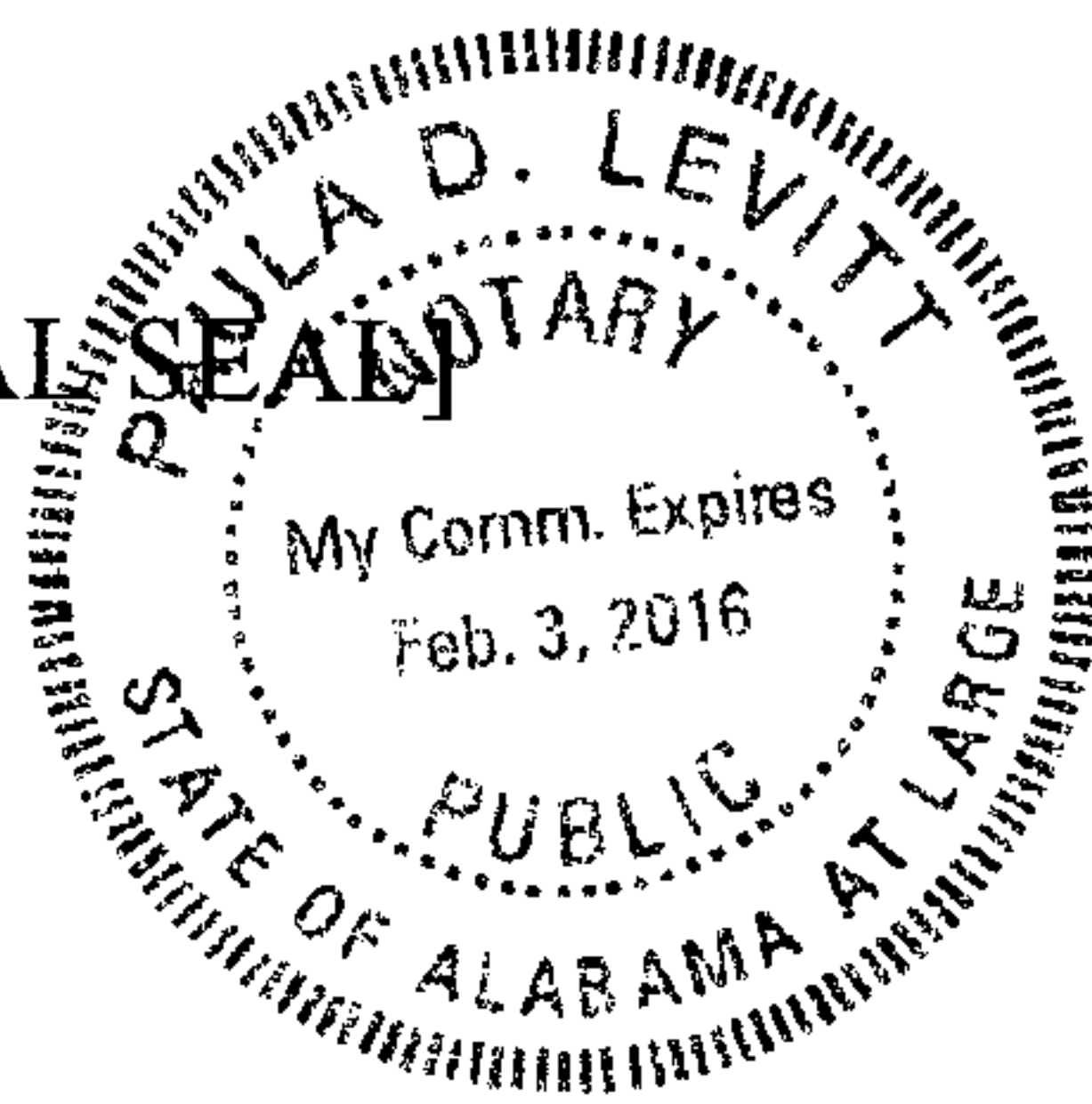
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark A. Edmondson, whose name as Member of C&E Real Estate, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 5th day of May, 2015.



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

[NOTARIAL SEAL]



20150508000153340 2/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
05/08/2015 03:32:13 PM 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: C & E Real Estate LLC  
Mailing Address: 1139 Riverchase Pkwy  
Hoover, AL 35244

Grantee's Name: Matthew Sheets and Jessica  
Sheets  
Mailing Address: 1933 Indian Lake Dr  
Birmingham, AL 35244



20150508000153340 3/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
05/08/2015 03:32:13 PM FILED/CERT

Property Address: 1933 Indian Lake Dr  
Birmingham, AL 35244

County: Shelby

Date of Sale: 5/5/2015  
Total Purchase Price: \$256,900.00

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

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: 5/5/2015

Print: Michelle Pouncey

Unattested

(verified by)

Sign

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