

This instrument was prepared by:
Mike T. Atchison
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kimberly Lynn Bailey
435 Sunset Lake Circle
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thirty Two Thousand Dollars and zero cents (**\$232,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **American International Relocation Solutions, LLC**, grant, bargain, sell and convey unto, **Kimberly Lynn Bailey and Roberts S. Bailey** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 36a, according to the Final Plat of Sunset Lake, Phase 5, as recorded in Map Book 35, Page39, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$227,797.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$6960.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



20150515000161590 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/15/2015 11:33:45 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of April,
2015.

Paul Sedigi
American International Solutions, LLC

BY: Pamela Fedigan

ITS: Agent


STATE OF Connecticut
COUNTY OF Fairfield

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pamela Fedigan as Agent for American International Solutions, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 2015.

Dawn Hoyer
Notary Public Dawn Hoyer

My Commission Expires: _____
MY COMMISSION EXPIRES APRIL 30, 2015


20150515000161590 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/15/2015 11:33:45 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	American International Relocation Solutions LLC	Grantee's Name	Kimberly Lynn Bailey
Mailing Address	6 Penn Center West 2nd Floor Pittsburgh, PA 15276	Mailing Address	435 Sunset Lake Circle Chelsea AL 35043
Property Address	435 Sunset Lake Circle Chelsea, AL 35043	Date of Sale	April 28, 2015
		Total Purchase Price	\$232,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 April 27, 2015

Print Mike T. Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20150515000161590 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/15/2015 11:33:45 AM FILED/CERT

Form RT-1