

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

*BHM1500296*  
Send tax notice to:  
Melody Pan Cook & Jack Foster Cook  
1535 Greystone Parc Circle  
Birmingham, AL 35242  
File No. BHM1500296

This instrument prepared by:

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby



20150706000227660 1/3 \$97.50  
Shelby Cnty Judge of Probate, AL  
07/06/2015 03:59:48 PM FILED/CERT

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty Six Thousand Eight Hundred and 00/100 Dollars (\$386,800.00) in hand paid to the undersigned **Donald Felder, an unmarried man** (hereinafter referred to as "Grantors"), by **Melody Pan Cook and Jack Foster Cook, wife and husband** (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 right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 8, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, Page 42 A & B, 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.

\$ 309,440.00 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 himself, his heirs and assigns, covenant with Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor, Donald Felder has hereunto set his signature and seal on this the 26<sup>th</sup> day of June, 2015.

*Donald Felder*  
\_\_\_\_\_  
Donald Felder

STATE OF ALABAMA )

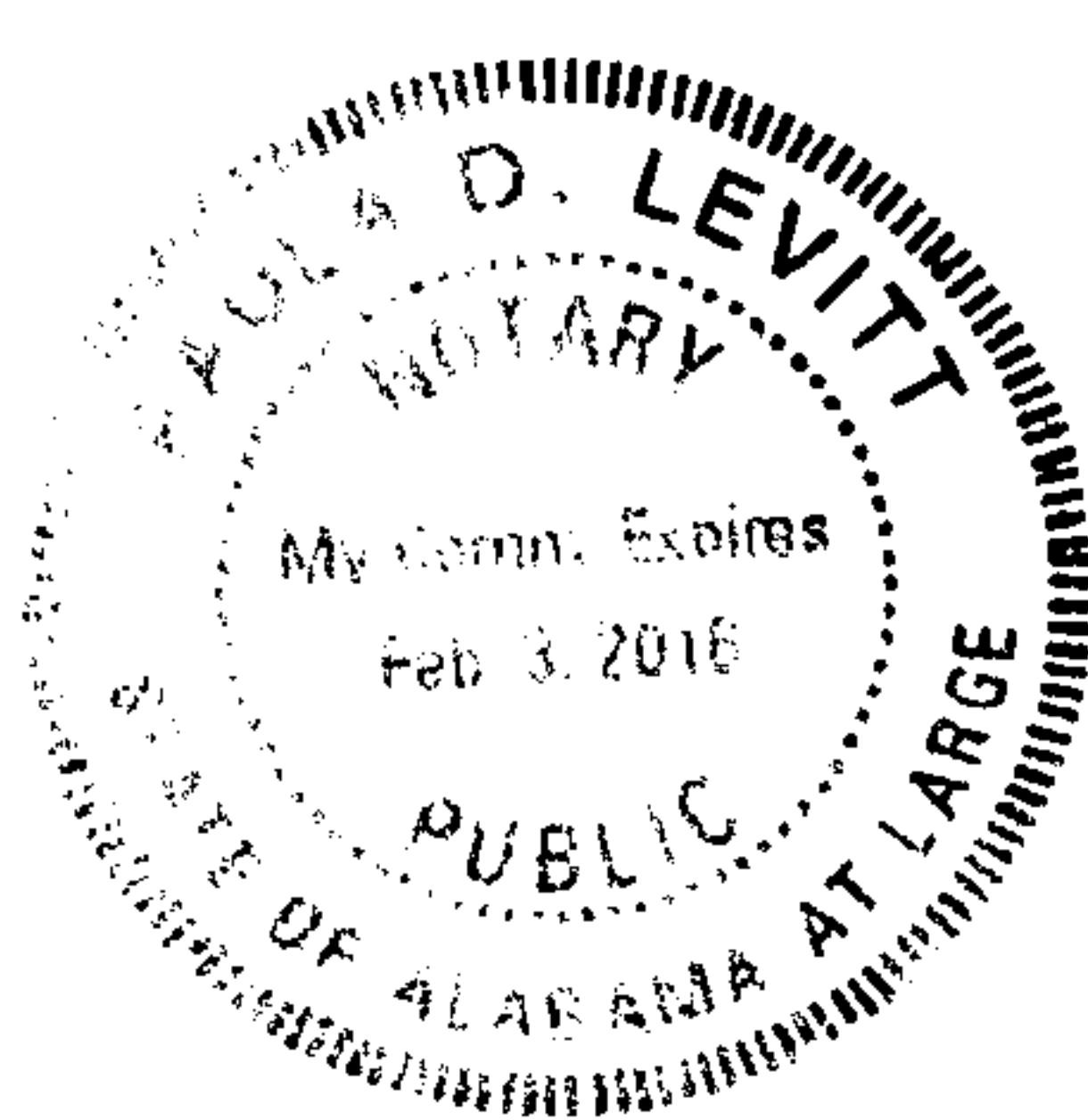
:

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Felder, an unmarried man, 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 24 day of June, 2015.

*Re. O. D. Levitt*  
\_\_\_\_\_  
Notary Public  
Print Name: *Paula D. Levitt*  
Commission Expires: *2-3-16*



# Real Estate Sales Validation Form

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

Grantor's Name: Donald Felder  
Mailing Address: 6831 Main St., #222  
Wilmington, NC  
28405

Grantee's Name: Jack Foster Cook and Melody Pan Cook  
Mailing Address: 1535 Greystone Parc Circle  
Birmingham, AL 35242

Date of Sale: 6/30/15

Property Address: 1535 Greystone Parc Circle  
Birmingham, AL 35242

Total Purchase Price: \$386,800.00  
or  
Actual Value: \$ n/a

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       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.

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## 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: 07/01/2015

Print: Caitlin Graham

Unattested



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Sign

Caitlin Graham

(Grantor / Grantee / Owner / Agent) Circle One