

BHM1500344

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

Send tax notice to:

Fred R. & Linda S. Baird

2019 River Birch Way
Birmingham AL 35243

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243
BHM1500344

State of Alabama
County of **Shelby**



20150723000250730 1/3 \$292.00
Shelby Cnty Judge of Probate, AL
07/23/2015 11:45:59 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy One Thousand Nine Hundred and 00/100 Dollars (\$271,900.00) in hand paid to the undersigned **Eric Sturtevant, a Married Man** (hereinafter referred to as "Grantor"), by **Fred R. Baird and Linda S. Baird, Husband and Wife** (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 4, according to the Survey of Birch Creek, Phase 2, as recorded in Map Book 35, Page 88, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

****The above referenced property is not the Homestead of Eric Sturtevant, a Married Man, nor that of his Spouse.***

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 they will, and their 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.

IN WITNESS WHEREOF, Grantor Eric Sturtevant have hereunto set his signature and seal on July 17, 2015.



Eric Sturtevant



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STATE OF ALABAMA)

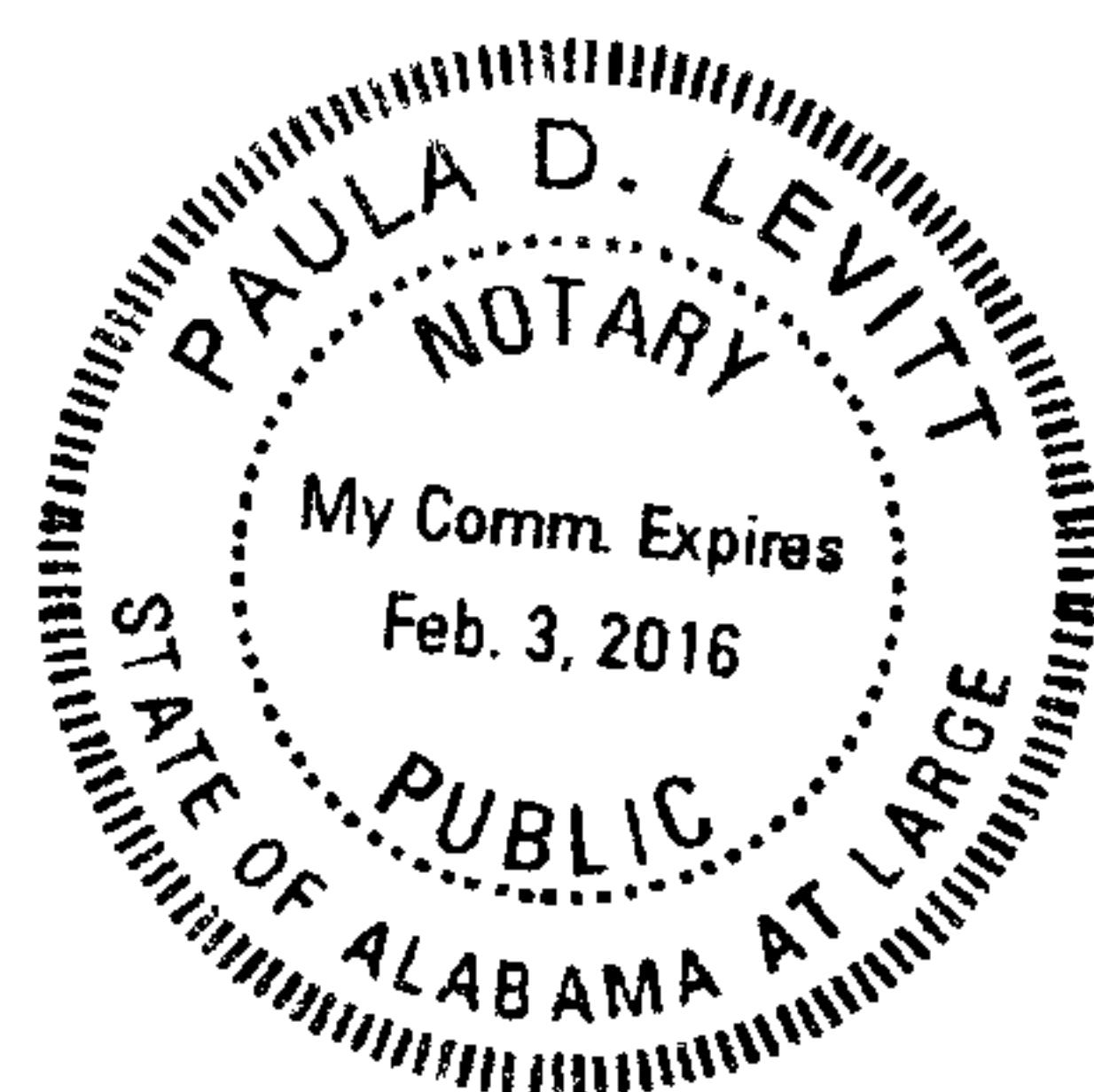
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Sturtevant, 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 17 day of July 2015



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: Eric Sturtevant

Grantee's Name: Fred R. Baird and Linda S. Baird

Mailing Address: 208 Sterling Oaks
Hoover, AL 35244

Mailing Address: 2019 River Birch Way
Birmingham, AL 35242

Property Address: 2019 River Birch Way
Birmingham, AL 35242

Date of Sale: 7/17/2015

Total Purchase Price: \$271,900.00

or

Actual Value: \$ n/a

or

Assessor's Market Value: \$ n/a

County: Shelby



20150723000250730 3/3 \$292.00
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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: 7/17/2015

Print: Michelle Pouncey

Unattested

(verified by)

Sign

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

Form RT-1