

Reli Settlement Solutions, L.P.C.
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

Send tax notice to:
Jeffrey P. Browning
Renae B. Helmke
1144 Eagle Park Road
Birmingham, AL 35242
File No. BHM1500223

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

State of Alabama
County of Shelby


20150803000266300 1/3 \$37.50
Shelby Cnty Judge of Probate, AL
08/03/2015 02:46:36 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) in hand paid to the undersigned **Robert E. Payne, Jr., and/or Vicki B. Payne, as Trustees of the Payne Family Revocable Living Trust dated August 13, 2014** (hereinafter referred to as "Grantors"), by **Jeffrey P. Browning and Renae B. Helmke, Husband and Wife** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 24, according to the Survey of Eagle Point 12th Sector Phase 1, as recorded in Map Book 22, Page 43 A&B, 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.

\$332,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have 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, Grantors Robert E. Payne, Jr., and/or Vicki B. Payne, as Trustees of the Payne Family Revocable Living Trust dated August 13, 2014 have hereunto set their signatures and seals on July 29, 2015.

Shelby County, AL 08/03/2015
State of Alabama
Deed Tax: \$17.50

Robert E. Payne, Jr.

Robert E. Payne, Jr., as Trustee under The
Payne Family Revocable Living Trust dated
August 13, 2014

Vicki B. Payne

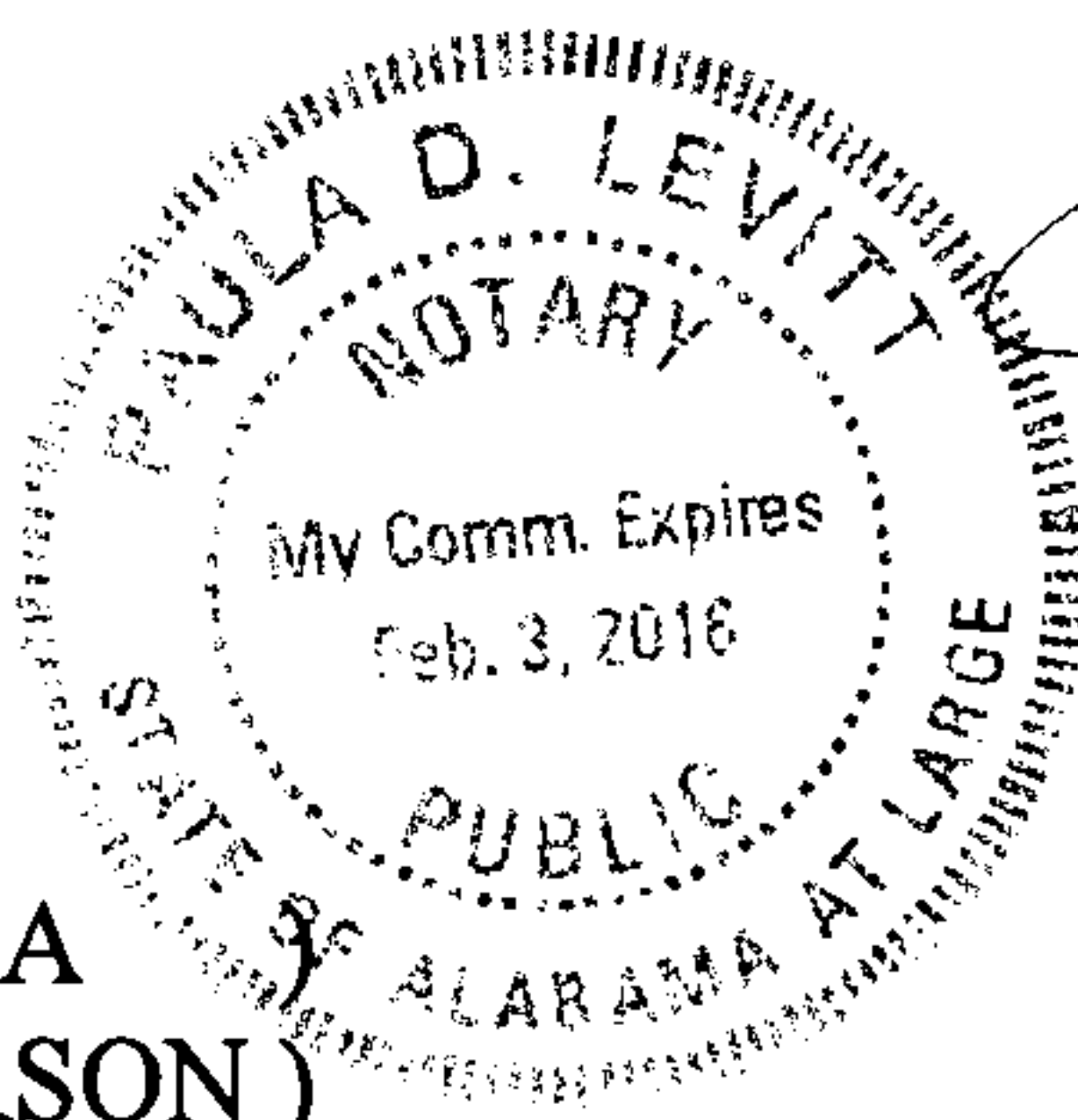
Vicki B. Payne, as Trustee under The Payne
Family Revocable Living Trust dated August 13,
2014

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Payne, Jr., as Trustee under The Payne Family Revocable Living Trust dated August 13, 2014, and any amendments thereto, 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, as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2015.

[NOTARIAL SEAL]



Paula D. Levitt

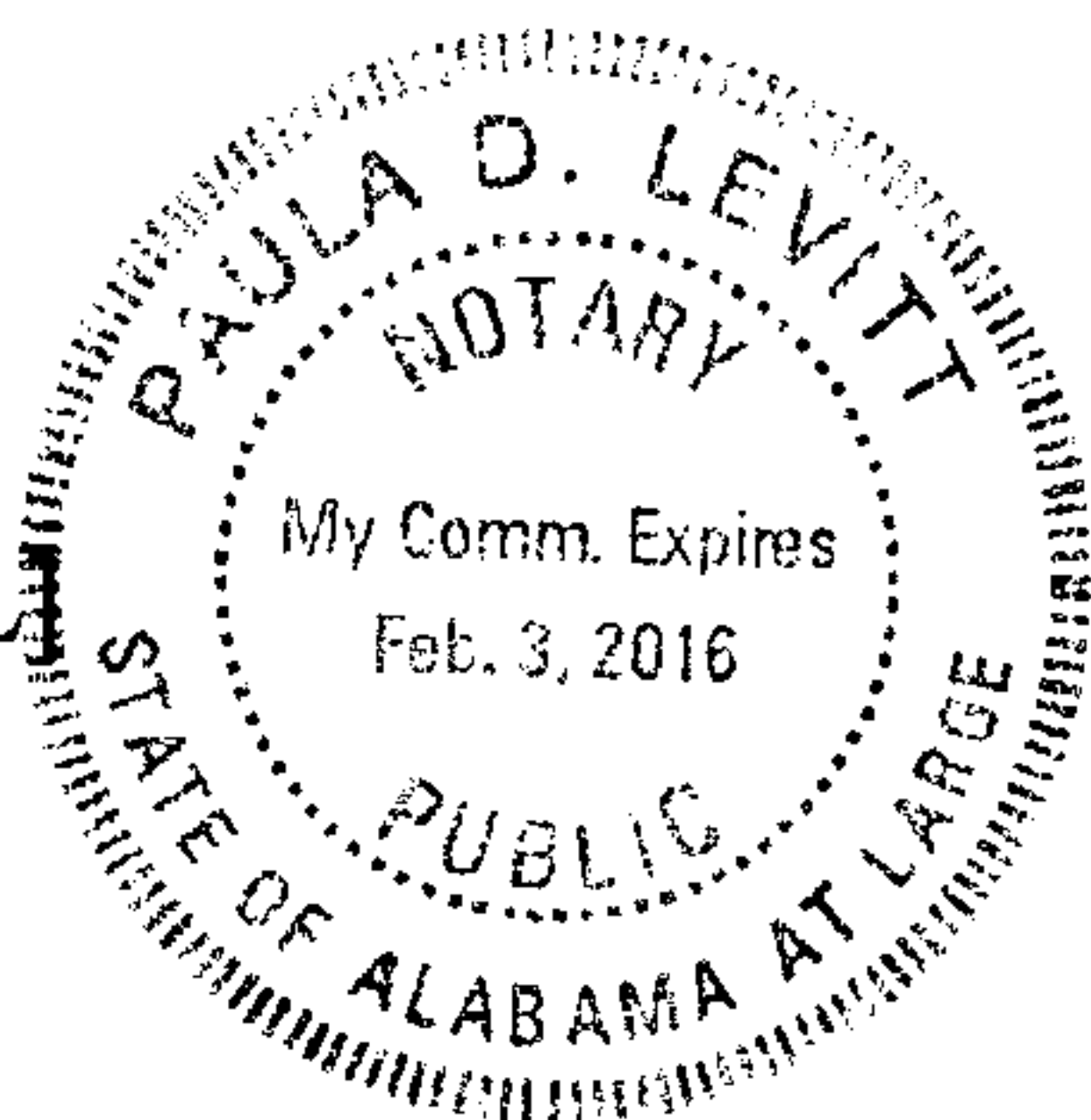
Notary Public
Print Name: Paula D. Levitt
Commission Expires: Feb. 3, 2016

STATE OF ALABAMA
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vickie B. Payne, as Trustee under The Payne Family Revocable Living Trust dated August 13, 2014, and any amendments thereto, 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, she, as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2015.

[NOTARIAL SEAL]



Paula D. Levitt

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



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Real Estate Sales Validation Form

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

Grantor's Name: Robert E. Payne Jr. and Vicki B. Payne, Trustees of the Payne Family Living Trust dated Aug. 13, 2014

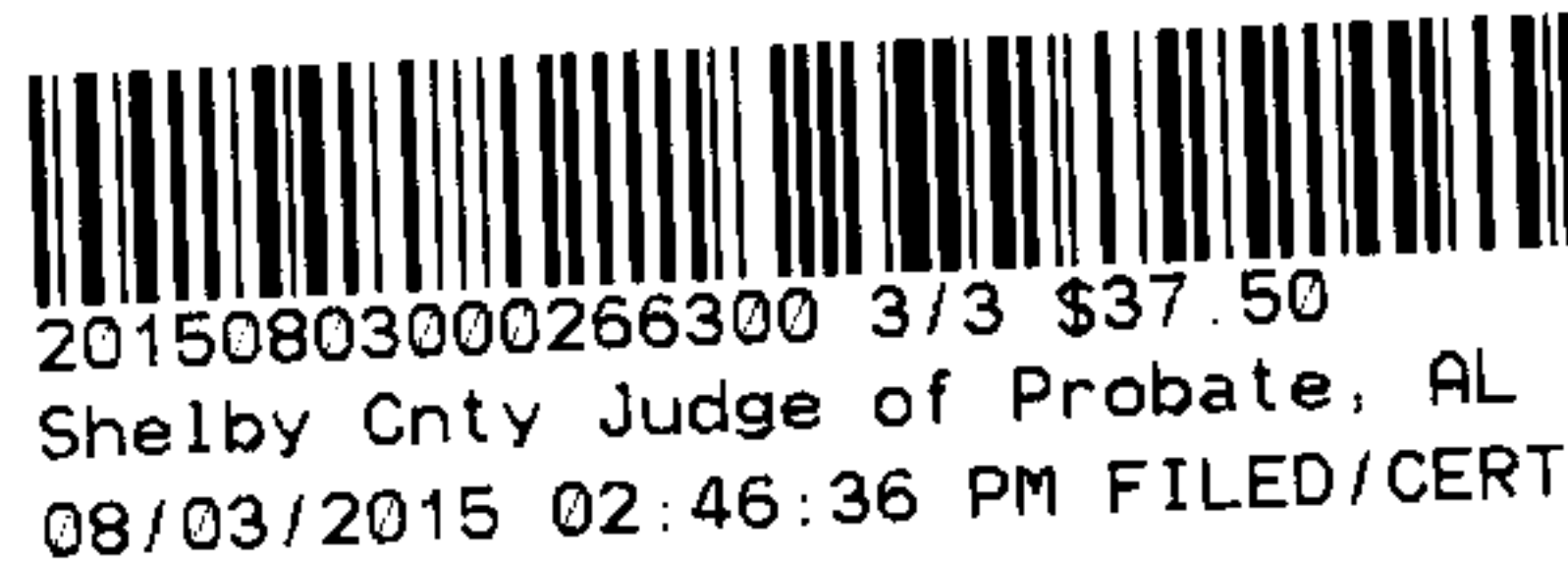
Grantee's Name: Jeffrey P. Browning and Renae B Helmke

Mailing Address: 15205 Kenley Way
Birmingham, AL 35242

Mailing Address: 1144 Eagle Park Road
Birmingham, AL 35242

Property Address: 1144 Eagle Park Road
Birmingham, AL 35242

County: Shelby



Date of Sale: 7/29/2015
Total Purchase Price: \$350,000.00

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: 7/29/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1