

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

BHM1500398

Send tax notice to:

Samantha A. Johnson
2436 Forest Lakes Lane
Sterrett, AL 35147

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED



20150910000316990 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/10/2015 12:55:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred twenty five thousand and 00/100 Dollars (\$125,000.00)** in hand paid to the undersigned, **Christy B. Garrett f/k/a Christy L. Burchfield and Rocky E. Garrett, wife and husband** (hereinafter referred to as "Grantor"), by **Samantha A. Johnson** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 545, according to the Map and Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, Pages 25 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.

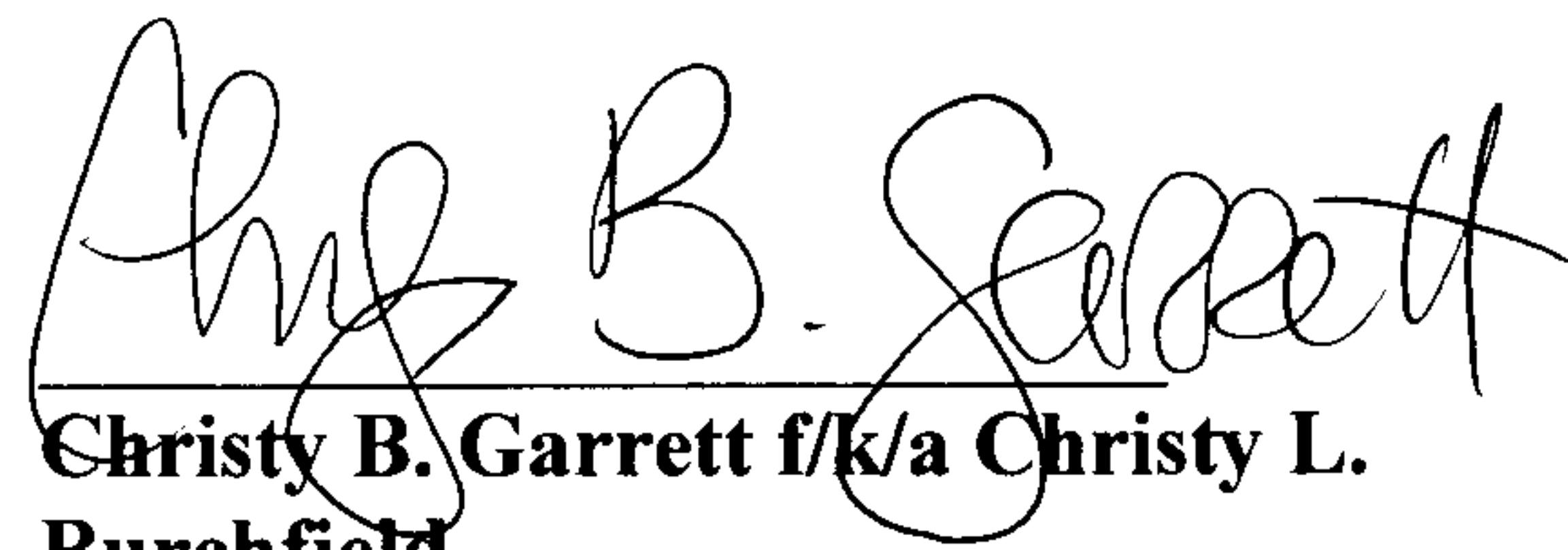
\$127,551.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

CHRISTY L. BURCHFIELD AND CHRISTY B. GARRETT ARE ONE AND THE
SAME PERSON.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that they are 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 8th day of September, 2015.



Christy B. Garrett f/k/a Christy L.
Burchfield

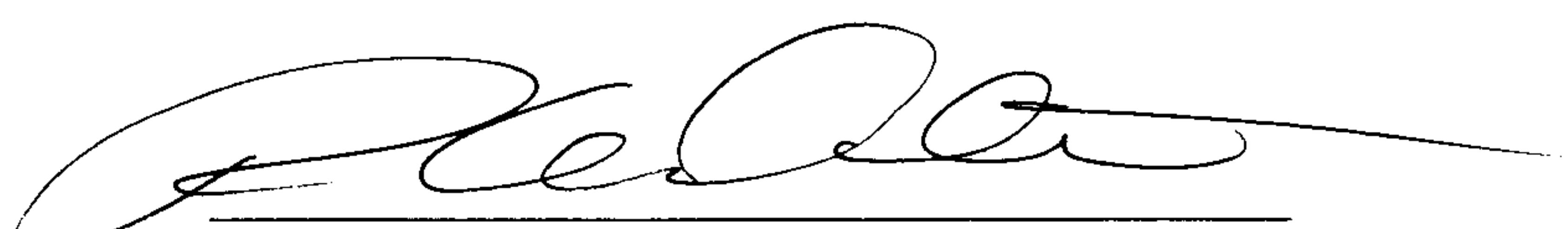
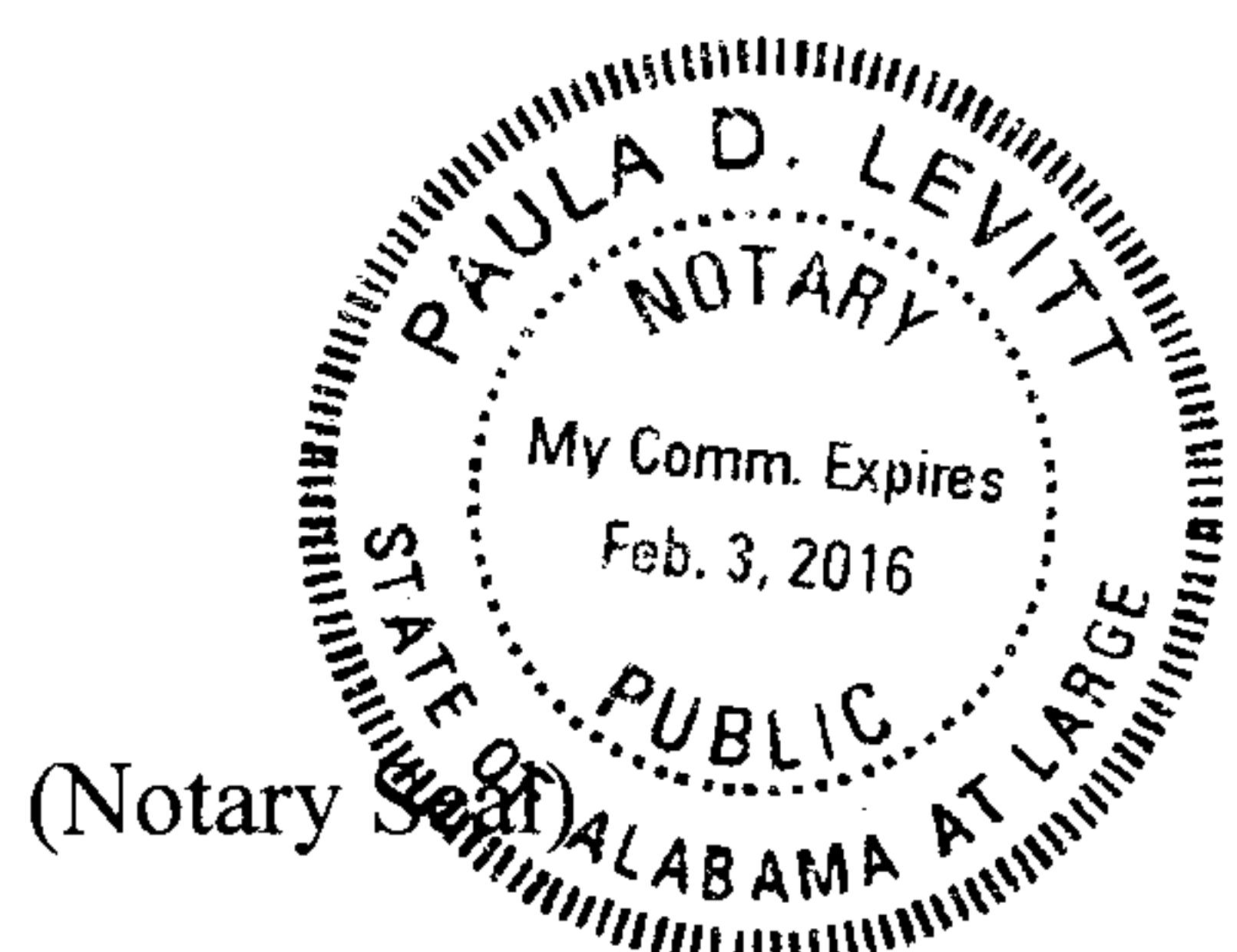


Rocky E. Garrett

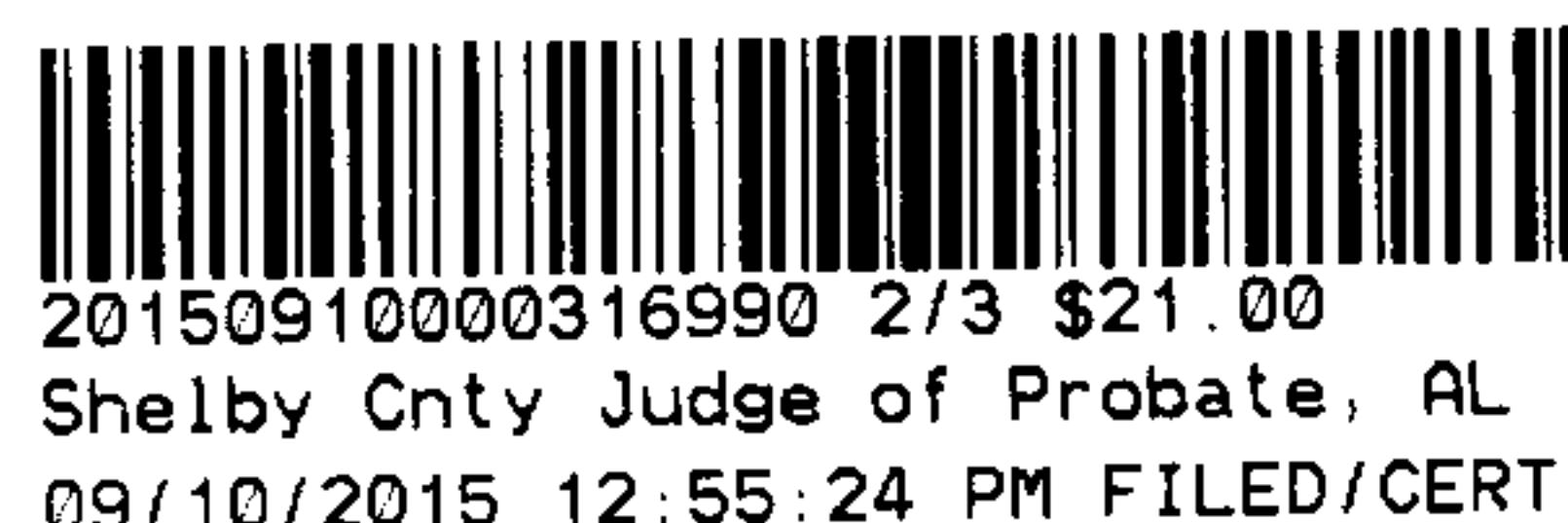
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christy B. Garrett f/k/a Christy L. Burchfield and Rocky E. Garrett, wife and husband**, whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 8th day of September, 2015.



Notary Public
Print Name: Paula D. Levitt
My Commission Expires: 2-3-10



Real Estate Sales Validation Form

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

Grantor's Name	<u>Christy B. Garrett f/k/a</u>
Mailing Address	<u>Christy L. Burchfield</u>
	<u>Rocky E. Garrett</u>
	24105 Portobello Rd., Birmingham, AL 35242

Grantee's Name Samantha A. Johnson
Mailing Address 2436 Forest Lakes Lane
Sterrett, AL 35147

Property Address 2436 Forest Lakes Lane
Sterrett, AL 35147

Date of Sale 09/08/15
Total Purchase Price \$ 125,000.00
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)

- 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 09/08/15

Print

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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