

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 800
Birmingham, Alabama 35243


RNT1500741

Send tax notice to:
Harry Jeffery Rominger
Kathy Worrell Rominger
901 Haddington Dale
Pelham, AL 35124

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

State of Alabama
County of Shelby

WARRANTY DEED


20151102000380880 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/02/2015 01:44:58 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00) in hand paid to the undersigned **Susan Carpenter, an unmarried woman** (hereinafter referred to as "Grantor"), by **Harry Jeffery Rominger and Kathy Worrell Rominger** (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 301, according to the Survey of Final Plat Haddington Parc at Ballantrae, Phase 1, as recorded in Map Book 32, Page 12, 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.

\$189,900.00 OF THE CONSIDERATION AS 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 Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her 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.

Shelby County, AL 11/02/2015
State of Alabama
Deed Tax: \$10.00

IN WITNESS WHEREOF, Grantor, Susan Carpenter, by Arthur E. Carpenter, III, as attorney-in-fact, has hereunto set his signature and seal on this the 29 day of October, 2015.

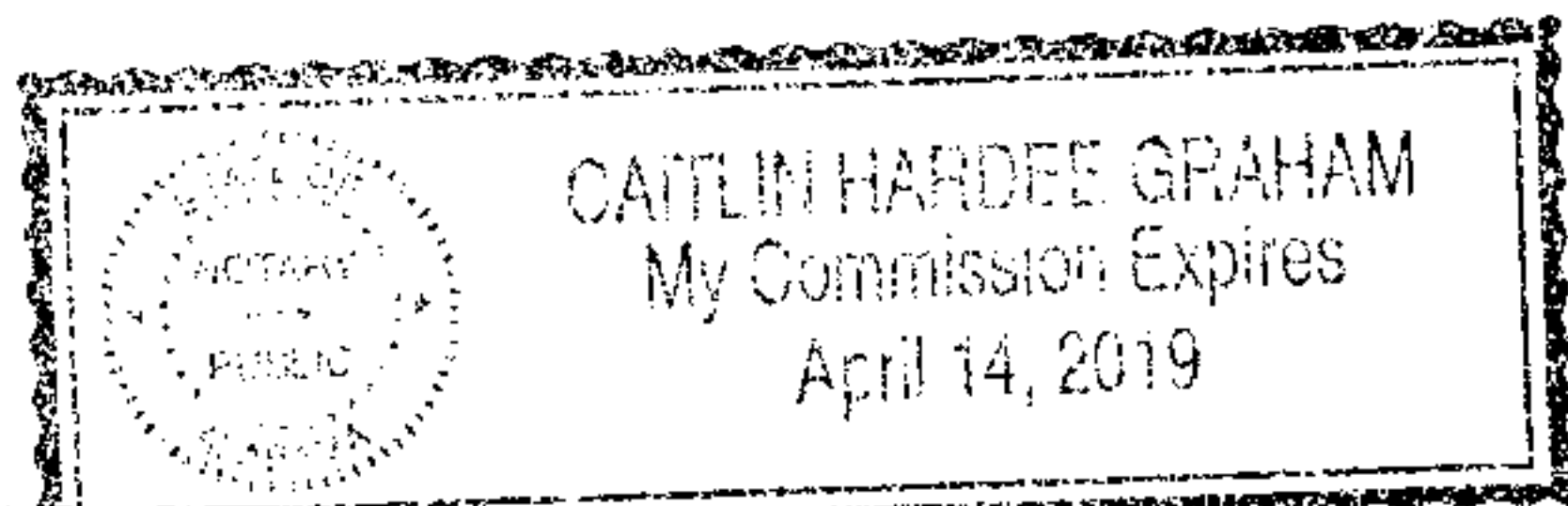
Susan Carpenter by Arthur E. Carpenter, III as her Attorney-in-Fact

Susan Carpenter by Arthur E. Carpenter, III
as her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur E. Carpenter, III, whose name as attorney in fact for Susan Carpenter, 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, in his capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Susan Carpenter on the day the same bears date.

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



(NOTARIAL SEAL)

Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: 4-14-19



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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: Susan Carpenter

Grantee's Name: Harry Jeffery Rominger and
Kathy Worrell Rominger

Mailing Address: 180 Hibiscus Place
River Ridge, LA 70123

Mailing Address: 901 Haddington Dale
Pelham, AL 35124

Property Address: 901 Haddington Dale
Pelham, AL 35124

Date of Sale: 10/29/2015
Total Purchase Price: \$199,900.00
or

County: Shelby

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: 10/29/2015

Print: Michelle Pouncey

☐ Unattested



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Sign

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

Form RT-1