

Roll Settlement Solutions, LLC
3595 Grandview Parkway
Suite 000
Birmingham, Alabama 35243

RNT1500612

Send tax notice to:
Cassidy Luke Blankenship
687 Barkley Circle
Alabaster, AL 35007

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

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty Five Thousand and 00/100 Dollars and 00/100 Dollars (\$155,000.00) in hand paid to the undersigned, **Dawson Harris, Jr. and Nancy Lynn Harris, husband** (hereinafter referred to as "Grantors"), by **Cassidy Luke Blankenship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Silver Creek, Sector II, Phase I, as recorded in Map Book 29, Page 81, Shelby County, Alabama Records.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

\$152,192.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is 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 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.


20151113000394670 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
11/13/2015 03:56:59 PM FILED/CERT

Shelby County, AL 11/13/2015
State of Alabama
Deed Tax: \$3.00

IN WITNESS WHEREOF, Grantors, Dawson Harris Jr. and Nancy Lynn Harris, by Randall Williams, as attorney-in-fact, has hereunto set his signature and seal on this the 12th day of November, 2015.

*Dawson Harris, Jr. by
Randall Williams as his
Attorney in Fact*

Dawson Harris, Jr. by Randall Williams
as his Attorney-in-Fact

*Nancy Lynn Harris by
Randall Williams as her
Attorney in Fact*

Nancy Lynn Harris by Randall Williams
as her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall Williams, whose name as attorney in fact for Dawson Harris Jr. and Nancy Lynn Harris, 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 Dawson Harris Jr. and Nancy Lynn Harris on the day the same bears date.

Given under my hand and official seal this the 12th day of November, 2015.

[Signature]

Notary Public

Print Name: DAVID W. LEWIS

Commission Expires:

3/25/17



20151113000394670 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
11/13/2015 03:56:59 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Dawson Harris, Jr. and Nancy
Lynn Harris

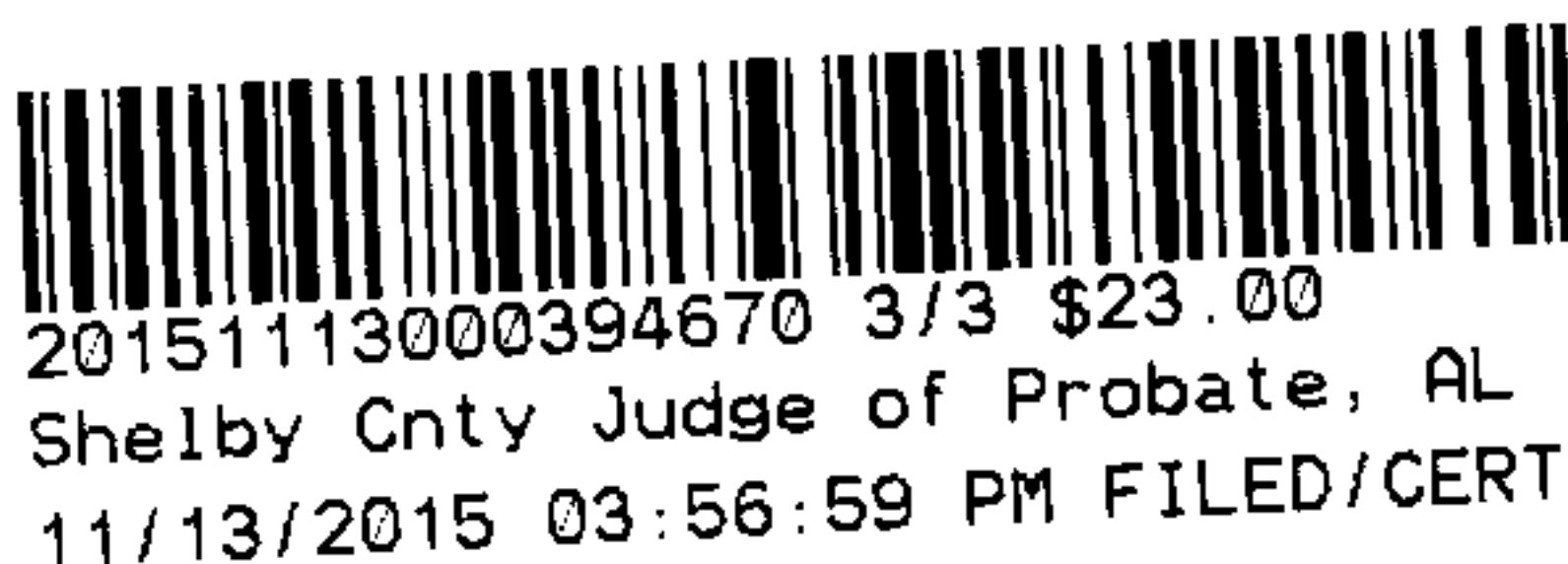
Grantee's Name: Cassidy Luke Blankenship

Mailing Address: 687 Barkley Circle
Alabaster, AL 35007

Mailing Address: 687 Barkley Circle
Alabaster, AL 35007

Property Address: 687 Barkley Circle
Alabaster, AL 35007

County: Shelby



Date of Sale: 11/12/2015
Total Purchase Price: \$155,000.00

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: 11/4/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-130