

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


RNT1500841

Send tax notice to:  
Benjamin Feller  
140 Cliff Road  
Sterrett, AL 35147

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

  
20151216000429730 1/3 \$49.00  
Shelby Cnty Judge of Probate, AL  
12/16/2015 01:55:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$289,900.00) in hand paid to the undersigned, **Damian Galarza and Meliany Quintana Velazquez, husband and wife** (hereinafter referred to as "Grantors"), by **Benjamin Feller** (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 608, according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110, in the Probate Office of Shelby County, Alabama.

**Meliany Quintana Velazquez is one and the same as Maliany Quintana Velazquez, Grantee in deed dated June 27, 2011 and recorded June 28, 2011 in Instrument No. 20110628000187470.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$260,910.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

Shelby County, AL 12/16/2015  
State of Alabama  
Deed Tax: \$29.00

a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the 14 day of December, 2015.

  
Damian Galarza


  
Meliany Quintana Velazquez


STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Damian Galarza and Meliany Quintana Velazquez, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of December, 2015.



  
Notary Public  
Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: 4-14-2019

  
20151216000429730 2/3 \$49.00  
Shelby Cnty Judge of Probate, AL  
12/16/2015 01:55:22 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: Damian Galarza and Meliany Quintana Velazquez

Grantee's Name: Benjamin Feller

Mailing Address: 2197 SW Newport Isles Blvd  
Port Saint Lucie, FL 34953

Mailing Address: 140 Cliff Road  
Sterrett, AL 35147

Property Address: 140 Cliff Road  
Sterrett, AL 35147

Date of Sale: 12/14/2015  
Total Purchase Price: \$289,900.00

or  
Actual Value: \$ n/a

County: Shelby

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).

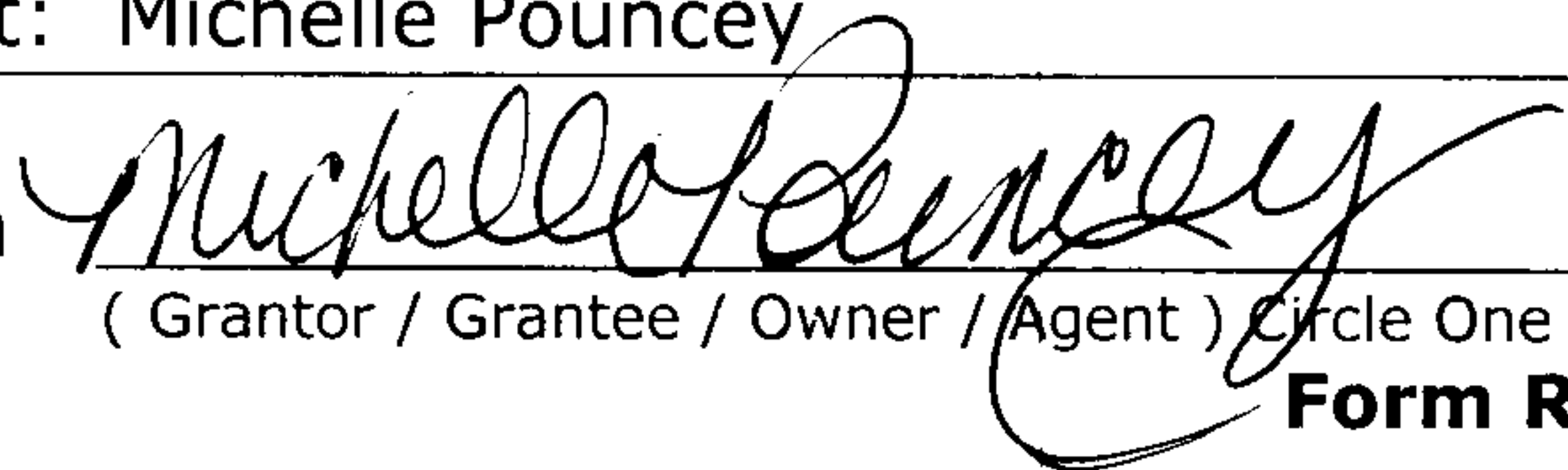
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 12/14/2015

Print: Michelle Pouncey

Unattested

Sign



( Grantor / Grantee / Owner / Agent ) Circle One



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**Form RT-130**