

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

Send tax notice to:  
Thomas J. Riley  
Jill Riley  
334 Strathaven Cir.  
Pelham, AL 35124

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243  
BHM1600021

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

**20160205000038530**  
**02/05/2016 04:00:09 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of **Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00)** in hand paid to the undersigned, **DAL Properties, LLC** (hereinafter referred to as "Grantor"), by **Thomas J. Riley and Jill Riley** (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 1710, Strathaven, Phase VI, in Ballantrae, as recorded in Map Book 44, Page 97, 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.  
MINERAL AND MINING RIGHTS EXCEPTED.

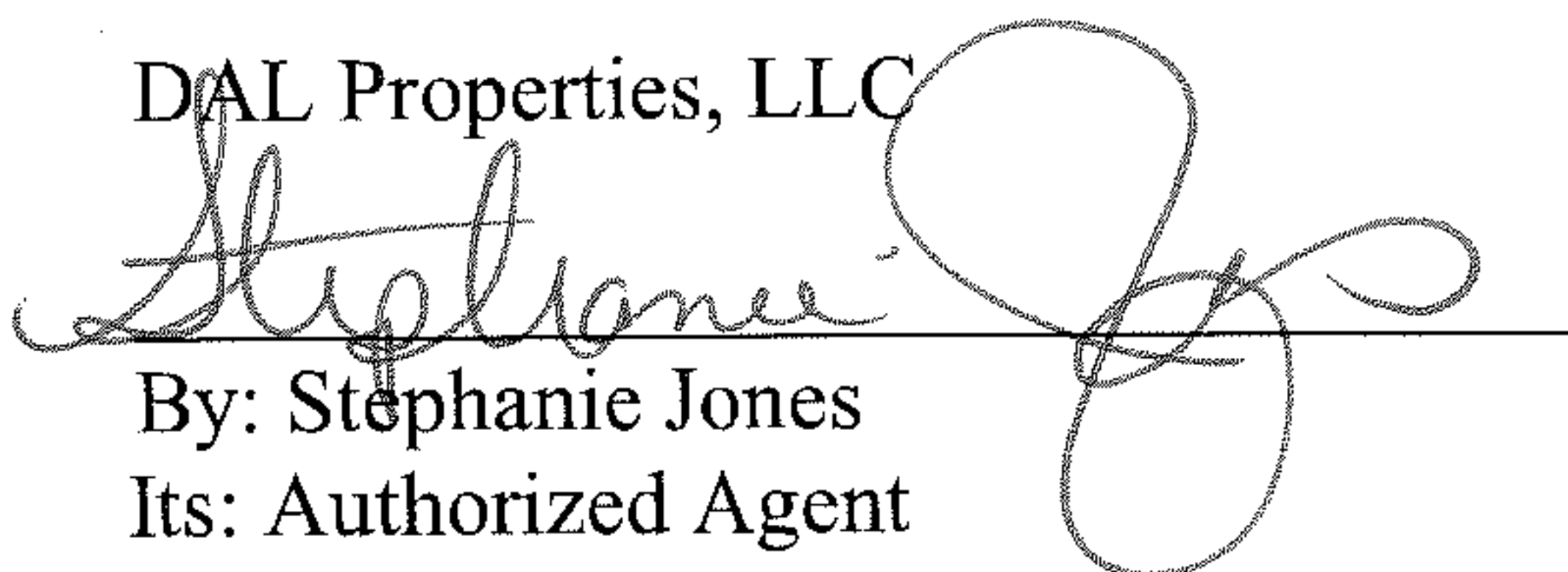
\$244,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with right of survivorship, their heirs and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC by Stephanie Jones its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 4<sup>th</sup> day of February, 2016.

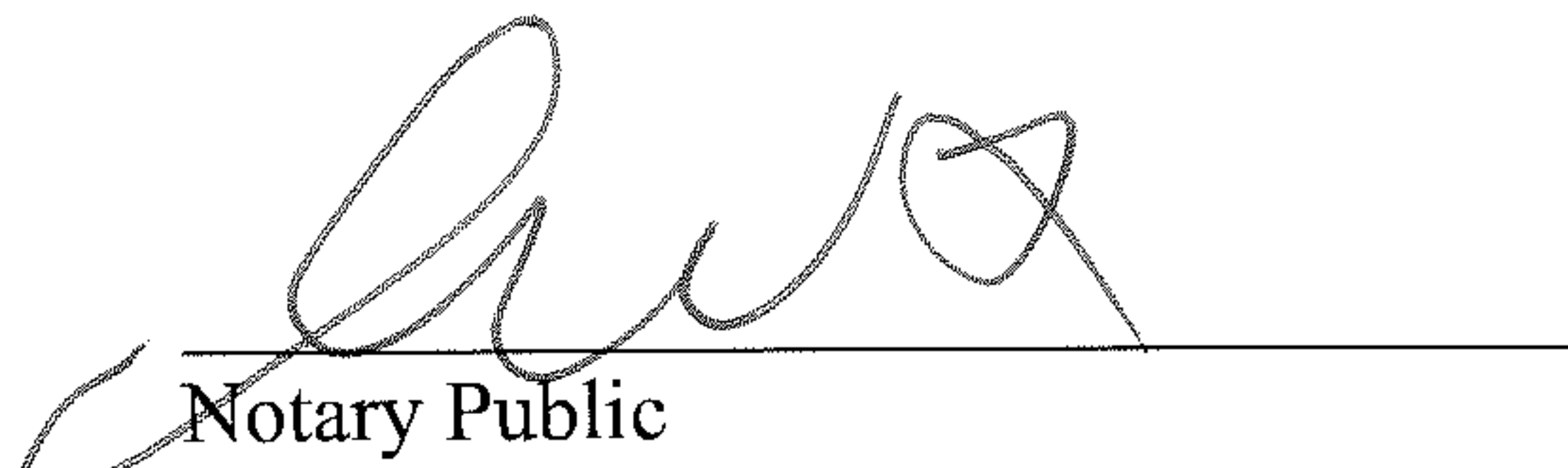
DAL Properties, LLC

  
By: Stephanie Jones  
Its: Authorized Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, a limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, as such authorized agent and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date the same bears date.

Given under my hand and official seal this the 4<sup>th</sup> day of February, 2016\_

  
Notary Public  
Print Name: *DAVID W. LEWIS*  
Commission Expires: *3/25/17*



## Real Estate Sales Validation Form

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

Grantor's Name DAL Properties, LLC  
Mailing Address 3112 Hwy. 109  
Wilsonville, AL 35186

Grantee's Name Thomas J. Riley  
Mailing Address Jill Riley  
334 Strathaven Cir.  
Pelham, AL 35124

Property Address 334 Strathaven Cir.  
Pelham, AL 35124

Date of Sale 02/04/16  
Total Purchase Price \$ 305,000.00

20160205000038530

02/05/2016 04:00:09

PM DEEDS 3/3

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 Appraisal  
x Sales Contract Other  
x 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.

BHM 16 00021

### 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 02/04/16

Print Dave Lewis

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/05/2016 04:00:09 PM  
\$51.00 CHERRY  
20160205000038530

[Signature]

Form RT-1