

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

Send tax notice to:

Thomas Harris

Sandra Harris

113 Blue Sky Lane

Alabaster, AL 35007

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

**BHM1600031**

State of Alabama

County of Shelby

**20160218000051530**

**02/18/2016 12:59:01 PM**

**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Nine Thousand and 00/100 Dollars (\$159,000.00)** in hand paid to the undersigned **Michael J. Stanfield and Angela Stanfield f/k/a Angela N. Mulkey, husband and wife** (hereinafter referred to as "Grantors"), by **Thomas Harris and Sandra Harris** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 223, according to the Resurvey of Final Plat, Stagecoach Trace, Sector 2, as recorded in Map Book 28, Page 105, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

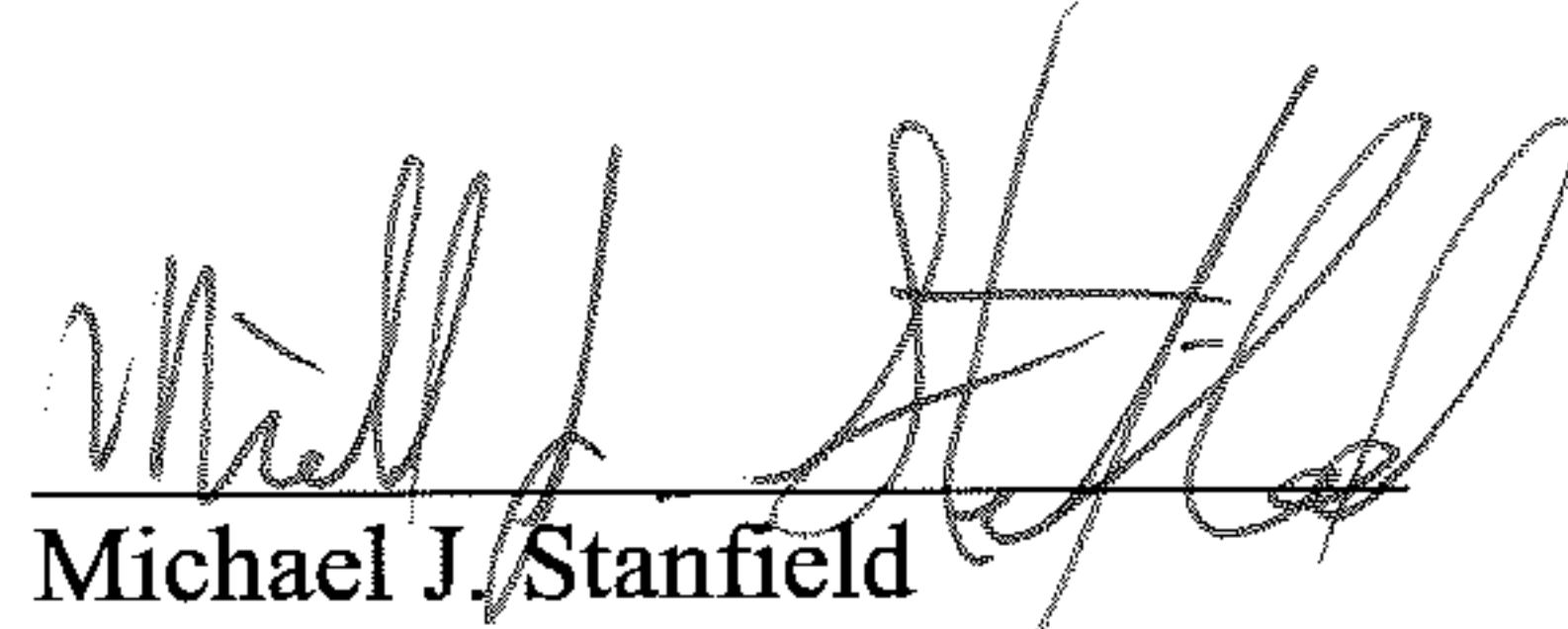
Angela Stanfield is one and the same person as Angela N. Mulkey, grantee in deed recorded in Instrument No. 20120308000081580.

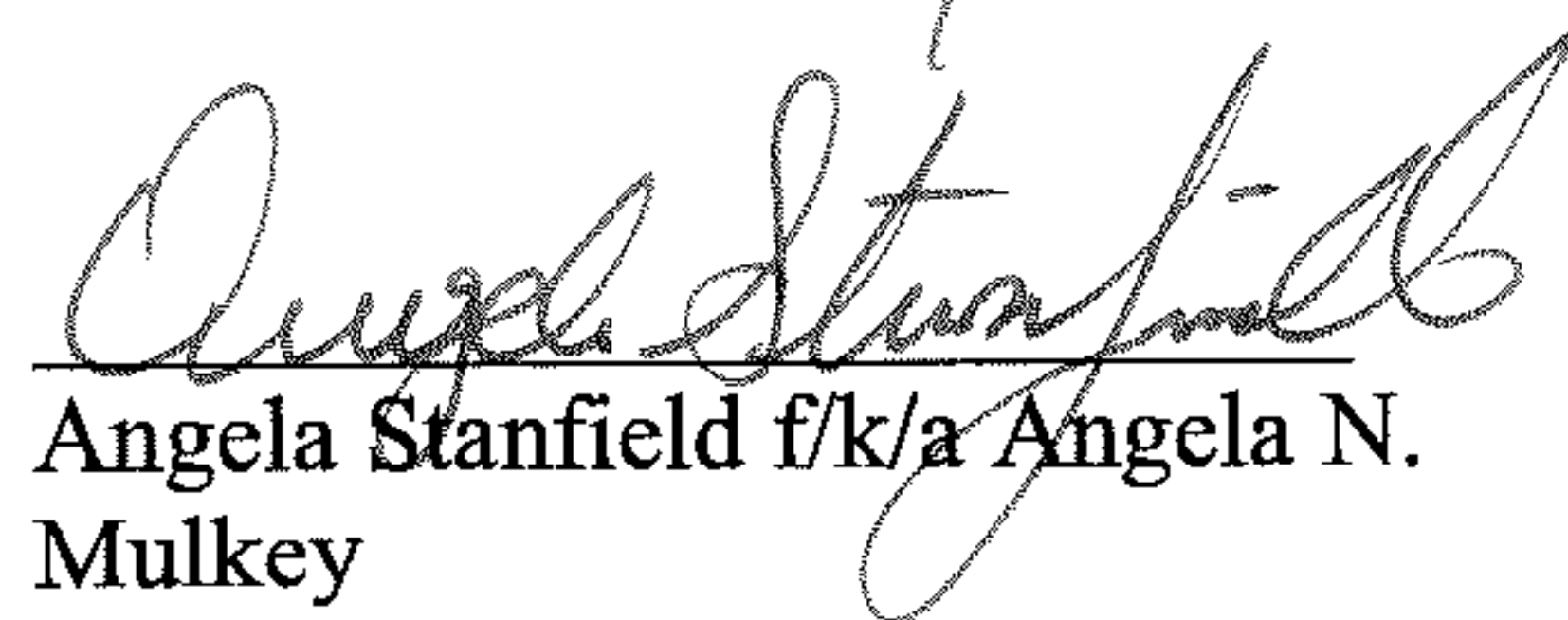
**\$159,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Michael J. Stanfield and Angela Stanfield f/k/a Angela N. Mulkey have hereunto set their signatures and seals on February 18, 2016.

  
Michael J. Stanfield

  
Angela Stanfield f/k/a Angela N. Mulkey

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Stanfield and Angela Stanfield f/k/a Angela N. Mulkey, whose name(s) 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 18th day of February, 2016.



Notary Public  
Print Name: Paula D Levitt  
Commission Expires: 1-12-20

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Michael J. Stanfield
Mailing Address Angela Stanfield f/k/a Angela N. Mulkey
912 Riverchase Trails
Birmingham, AL 35244

Grantee's Name Thomas Harris
Mailing Address Sandra Harris
113 Blue Skay Lane
Alabaster, AL 35007

Property Address 113 Blue Skay Lane
Alabaster, AL 35007

Date of Sale 02/18/16
Total Purchase Price \$ 159,000.00

or
Actual Value \$

20160218000051530 02/18/2016 12:59:01 PM DEEDS 3/3 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 02/17/16

Print Paula Levitt

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/18/2016 12:59:01 PM
\$22.00 CHERRY
20160218000051530

(verified by)

[Signature]