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

Send tax notice to:

161300450

Roger Dale Tadlock, II

Laura Heath Tadlock

4011 Highland Ridge Rd.

Birmingham, AL 35242-3889

State of Alabama County of Shelby This instrument prepared by: S. Kent Stewart Stewart & Associates, P.C. 3595 Grandview Pkwy, #645 Birmingham, Alabama 35243

> 20160317000086280 03/17/2016 12:44:33 PM DEEDS 1/3

# WARRANTY DEED

# KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventeen Thousand and 00/100 Dollars (\$317,000.00) in hand paid to the undersigned, Sally Smith f/k/a Sally A. Howell, a married woman (hereinafter referred to as "Grantors"), by Roger Dale Tadlock, II and Laura Heath Tadlock (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 51, according to the Survey of Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, Page 45 A & B, 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.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

\$293,150.00 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.

## 20160317000086280 03/17/2016 12:44:33 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantors Sally Smith f/k/a Sally A. Howell has hereunto set their signatures and seals on March 17, 2016.

#### STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally Smith f/k/a Sally A. Howell, 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 // day of March, 2016.

(NOTARIAL SEAL)

#### 20160317000086280 03/17/2016 12:44:33 PM DEEDS 3/3

## Real Estate Sales Validation Form

	Document must be filed in accor		Roger Dale Tadlock, II
Grantor's Name Mailing Address	Sally Smith f/k/a Sally A. Howell	Grantee's Name Mailing Address	
	7063 Bradstock Court Birmingham, AL 35242	Walling Addices	4011 Highland Ridge Rd.
	Diffiligitatii, AL 30242	•	Birmingham, AL 35242-3889
Property Address	4011 Highland Ridge Rd.	Date of Sale	
	Birmingham, AL 35242-3889	Total Purchase Price	\$ 319,000.00
	<del></del>		<b>©</b>
	······································	Actual Value	Φ
		or Assessor's Market Value	\$
The purchase price	e or actual value claimed on	this form can be verified in tr	ne following documentary
•	ne) (Recordation of docum	Appraisal	<del>c</del> u)
<ul><li>x Bill of Sale</li><li>x Sales Contract</li></ul>	<b>·</b> † .	Other	
Closing Stater			
			auirad information rafarancad
		rdation contains all of the re	quired information referenced
above, the filing of	this form is not required.		
		Instructions	
	nd mailing address - provide fair current mailing address.	he name of the person or pe	ersons conveying interest
Grantee's name and to property is being	nd mailing address - provide g conveyed.	the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	available.
Date of Sale - the	date on which interest to the	property was conveyed.	
•	ce - the total amount paid for the instrument offered for re		y, both real and personal,
conveyed by the in	e property is not being sold, a strument offered for record. or the assessor's current ma	This may be evidenced by a	n appraisal conducted by a
excluding current responsibility of va	ded and the value must be duse valuation, of the property aluing property for property to of Alabama 1975 § 40-22-1	as determined by the local ax purposes will be used and	ate of fair market value, official charged with the taxpayer will be penalized
I attest, to the bes	t of my knowledge and belie	f that the information contain	ed 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).

Print Paula Levitt Date 03/17/16 Sign ''-attested and Recorded (Grantor/Grantee/Owner/Agent) circle one Official Public Records (verified by)
Judge James W. Fuhrmeister, Probate Judge,

**County Clerk** Shelby County, AL 03/17/2016 12:44:33 PM **\$44.00 DEBBIE** 20160317000086280

Form RT-1