

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

20160422000133040
04/22/2016 02:41:27 PM
DEEDS 1/3

Send tax notice to:

BHM1600237

Ian A. Barnes

Laura Peers Barnes

157 Southview Drive

Hoover, AL 35244

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy One Thousand Five Hundred and 00/100 Dollars (\$371,500.00)** in hand paid to the undersigned, **David A. Everest and Brenda L. Everest, husband and wife** (hereinafter referred to as "Grantors"), by **Ian A. Barnes and Laura Peers Barnes** (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 14, accorded in the Survey of South Pointe, 9th Sector, as recorded in Map Book 16, Page 81, 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.

\$352,925.00 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 David A. Everest and Brenda L. Everest have hereunto set their signatures and seals on April 21, 2016.

David A. Everest

David A. Everest

Brenda L. Everest

Brenda L. Everest

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David A. Everest and Brenda L. Everest, 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.

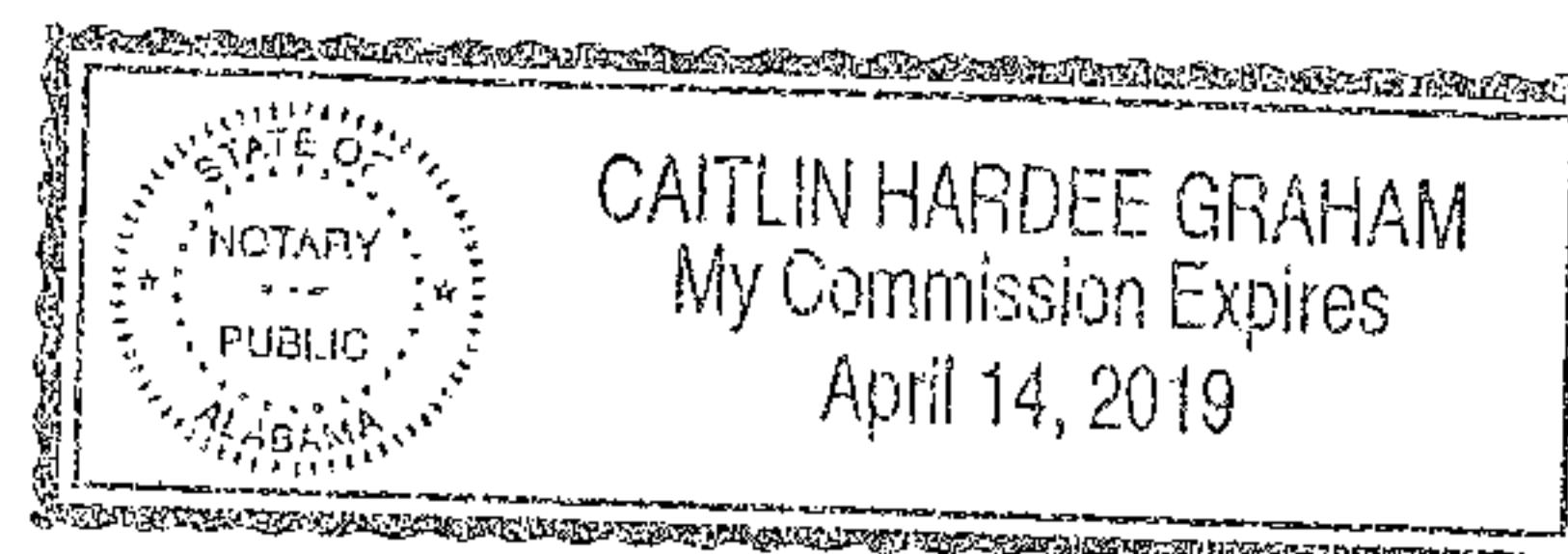
Given under my hand and official seal this the 21st day of April, 2016.

Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APRIL 14, 2019

(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 David A. Everest
 Mailing Address Brenda L. Everest
1091 Magnolia Run
Hoover, AL 35226

Grantee's Name Ian A. Barnes
 Mailing Address Laura Peers Barnes
157 Southview Drive
Hoover, AL 35244

Property Address 157 Southview Drive
Hoover, AL 35244

Date of Sale 04/21/16
 Total Purchase Price \$ 371,500.00
 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
☒ 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.

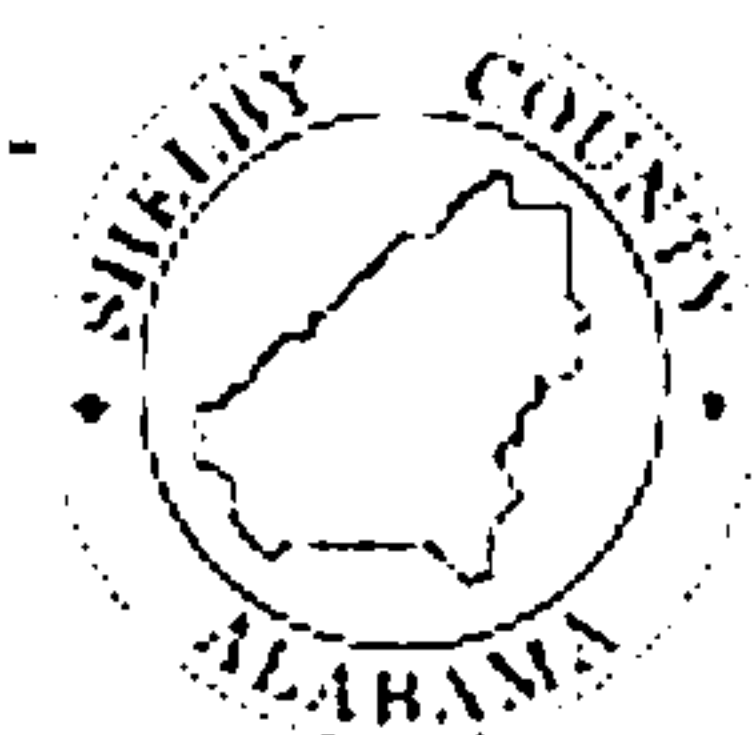
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 04/21/16

Print Caitlin Graham



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Filed and Recorded
 Official Public Records
 Judge James W. Williams, Probate Judge,
 County Clerk
 Shelby County, AL
 04/22/2016 02:41:27 PM
 \$39.00 JESSICA
 20160422000133040

Sign

Caitlin Graham
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

[Signature]