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

Send tax notice to:

BHM1600274

Charles H. McKewen
Brenda J. McKewen

7072 Inverness Green Ln.

Birmingham, AL 35242

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

20160425000135640 04/25/2016 02:59:27 PM DEEDS 1/3

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ninety Five Thousand and 00/100 Dollars** (\$295,000.00) in hand paid to the undersigned, **Amelia T. Voltz f/k/a Amelia Dawn Twilley and Algernon B. Voltz, Jr., husband and wife** (hereinafter referred to as "Grantors"), by **Charles H. McKewen and Brenda J. McKewen** (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 7, according to the Survey of Inverness Green, as recorded in Map Book 21, Page 6, 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.

\$236,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Amelia Dawn Twilley and Amelia T. Voltz are one and the same person.

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 Amelia T. Voltz f/k/a Amelia Dawn Twilley and Algernon B. Voltz, Jr. have hereunto set their signatures and seals on April 25, 2016.

# 20160425000135640 04/25/2016 02:59:27 PM DEEDS 2/3

Amelia T. Voltz f/k/a Amelia Dawn

Twilley

Algernon B. Voltz, Jr.

# STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amelia T. Voltz f/k/a Amelia Dawn Twilley and Algernon B. Voltz, Jr., 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 25th day of April, 2016.

CAITLIN HARDEE GRAHAM
My Commission Expires
April 14, 2019

(NOTARIAL SEAL)

Notary Public

Print Name: CAITAI HARREE GRAHAMI

Commission Expires: APRIL 19

# Real Estate Sales Validation Form

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  X Sales Contract  Closing Statement  If the conveyance document presented for recordation contains all of the required information refer above, the filling of this form is not required.  Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying intere to property and their current mailing address.  Grantee's name and mailing address - provide the name of the person or persons to whom interes 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 person 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 person conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted 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 perpursuant 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 accurate. I further understand that any false statements claimed on this form may result in the import the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).	This	Document must be filed in accord	dance with Code of Alabama 18	775, Section 40-22-1
Property Address   Birmingham, Al. 36242   Date of Sale   D4/25/16   Double of Sale   Date of Sale   D4/25/16   Double of Sale   Date of S	Grantor's Name	Amelia T. Voltz f/k/a Amelia Dawn Tw		<del></del>
Property Address    Birmingham, AL 35242   Date of Sale   04/25/16	Mailing Address	Algernon B. Voltz, Jr.	Mailing Address	Brenda J. McKewen
Property Address    Bimingham, AL 35242   Total Purchase Price   \$ 295,000,00     20160425000135640   04/25/2016   Actual Value   \$     202:59:27 PM DEEDS 3/3   Assessor's Market Value   \$     The purchase price or actual value claimed on this form can be verified in the following documenta evidence: (check one) (Recordation of documentary evidence is not required)   Bill of Sale		2812 Berkeley Dr.		
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	Date 4/25/16		Print Caitlin Graham	
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Unattested Sign (Grantor/Grantee/Owner/Agent) circle of Official Public Records	Filed	and Recorded (Verified hy)	- $        -$	tee/Owner/Agent) circle one

Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 04/25/2016 02:59:27 PM S79.00 CHERRY 20160425000135640

Form RT-1