

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

Send tax notice to:

BHM1600283

Ayana Goddard-Marshall
Bruce E. Marshall, Jr.
2179 Old Cahaba Pl.
Helena, AL 35080-7068

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20160523000174800

05/23/2016 01:16:10 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00)** in hand paid to the undersigned **Stephen Sims and Courtney Sims, husband and wife** (hereinafter referred to as "Grantors"), by **Ayana Goddard-Marshall and Bruce E. Marshall, Jr.** (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 405-A, according to the Resurvey of Lot 431, Old Cahaba Oakwood Sector, recorded in Map Book 28, Page 13 and Lots 404 and 405, Amended Map Old Cahaba Lakewood Sector, as recorded in Map Book 25, Page 26, in the Probate Office of Shelby County, Alabama as recorded in Map Book 29, Page 140.

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.

\$196,278.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

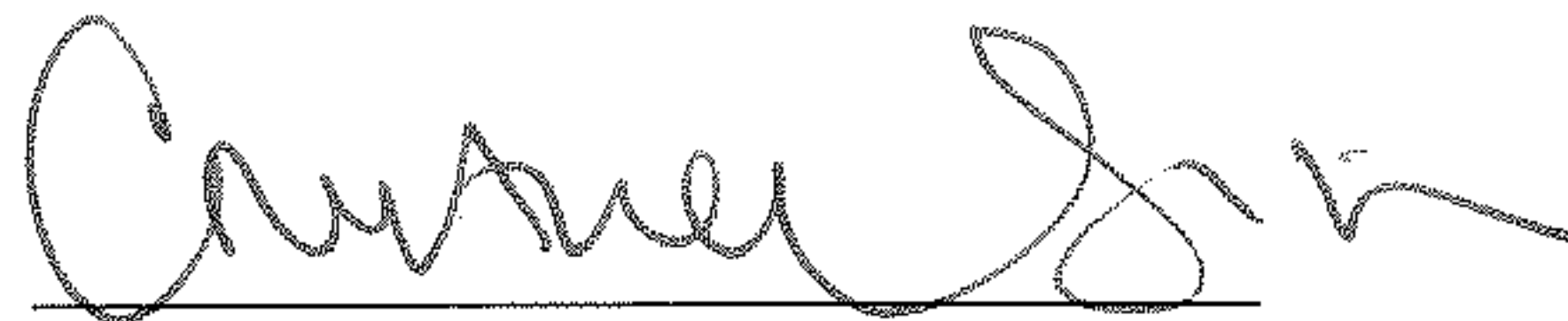
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 Stephen Sims and Courtney Sims have hereunto set their signatures and seals on May 20, 2016.



Stephen Sims



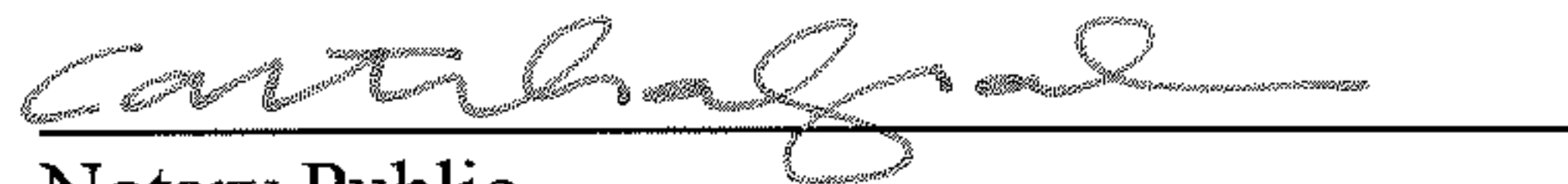
Courtney Sims

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Sims and Courtney Sims, 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 20th day of May, 2016.

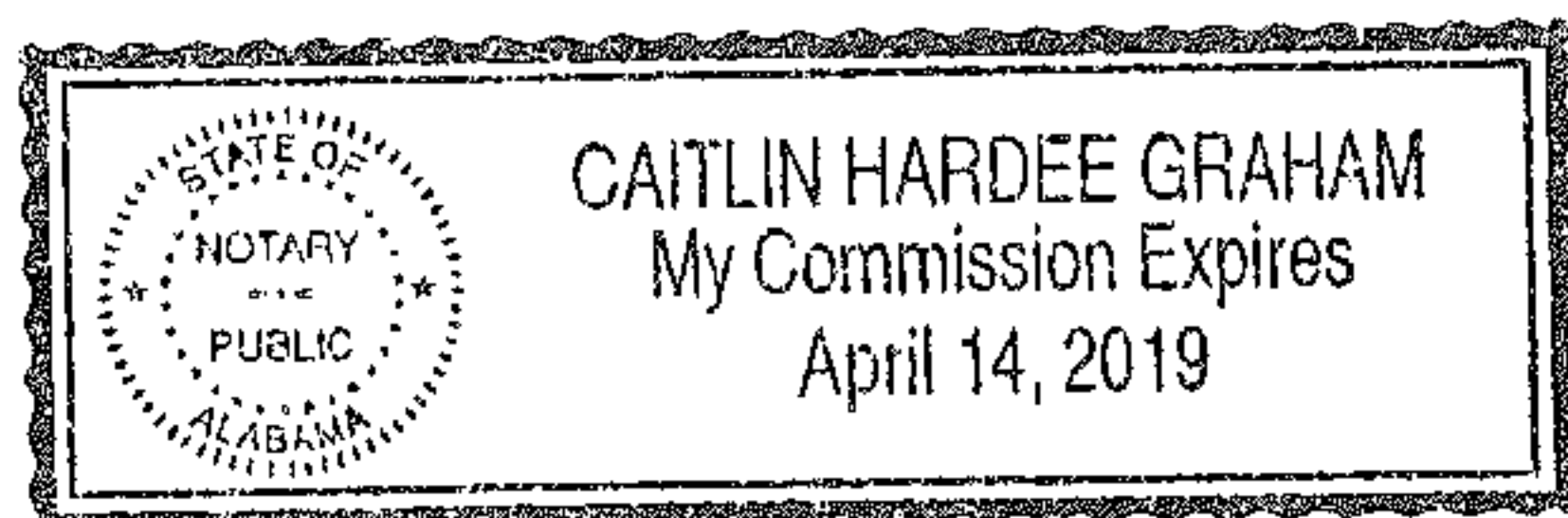
(NOTARIAL SEAL)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APRIL 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name Stephen Sims
Mailing Address Courtney Sims
2213 Prince Ave.
Tuscaloosa, AL 35401

Grantee's Name Ayana Goddard-Marshall
Mailing Address Bruce E. Marshall, Jr.
2179 Old Cahaba Pl.
Helena, AL 35080-7068

Property Address 2179 Old Cahaba Pl.
Helena, AL 35080-7068

Date of Sale 05/20/16
Total Purchase Price \$ 199,900.00
or
Actual Value \$

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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 ☐ 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 05/20/16

Print Caitlin Graham

Unattested
(verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/23/2016 01:16:10 PM
\$24.00 CHERRY
20160523000174800

[Signature]

Form RT-1