

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

Send tax notice to:
BHM1600339
Jeremy Michael Dismukes
Kristin Taylor Rabideau
209 The Heights Drive
Calerea, AL 35040

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

STATE OF ALABAMA
COUNTY OF SHELBY

20160606000195030
06/06/2016 03:52:16 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of **One Hundred Twenty Thousand Two Hundred Seventy and 00/100 Dollars (\$120,270.00)** in hand paid to the undersigned, **Townside Real Estate, LLC**, a limited liability company (hereinafter referred to as "Grantor") by **Jeremy Michael Dismukes and Kristin Taylor Rabideau** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Final Plat of Town Side Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
MINERAL AND MINING RIGHTS EXCEPTED, IF ANY

\$118,091.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Townside Real Estate, LLC, a Limited Liability Company, by Robert Bygrave its member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 3rd day of June, 2016 _____

Townside Real Estate, LLC
a limited Liability Company

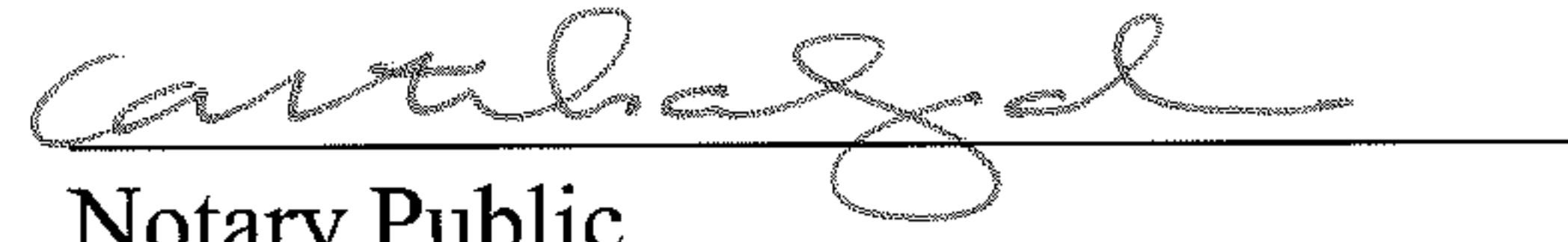
By: Robert Bygrave
Robert Bygrave, member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Bygrave, whose name as its Member of Townside Real Estate, LLC, a limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrumnt, she/he, in his/her capacity as such member and with full authority, executed

the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 3 day of JUNE, 2016.



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: Townside Real Estate LLC

Grantee's Name: Jeremy Michael Dismukes and
Kristin Taylor Rabidreau

Mailing Address: 209 The Heights Dr
Calera, AL 35040

Mailing Address: 209 The Heights Dr
Calera, AL 35040

20160606000195030 06/06/2016 03:52:16 PM DEEDS 3/3

Property Address: 209 The Heights Dr
Calera, AL 35040

County: Shelby

Date of Sale: 6/3/2016
Total Purchase Price: \$120,270.00
or
Actual Value: \$_____n/a
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: 6/3/2016

Print: Michelle Pouncey

☐ Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-130



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2016 03:52:16 PM
\$22.50 CHERRY
20160606000195030

James W. Fuhrmeister