

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

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Birmingham, Alabama 35243

Send tax notice to:  
BHM1600371  
Cynthia P. Carter  
101 Beach Circle  
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

20160610000202360  
06/10/2016 03:42:19 PM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Six Thousand Five Hundred and 00/100 Dollars (\$186,500.00)** in hand paid to the undersigned, **Charles J. McLaughlin and Sharon V. McLaughlin, husband and wife**, (hereinafter referred to as "Grantor"), by **Cynthia P. Carter** (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 19, according to the Survey of Cahaba Beach Townhomes, as recorded in Map Book 22, Page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED

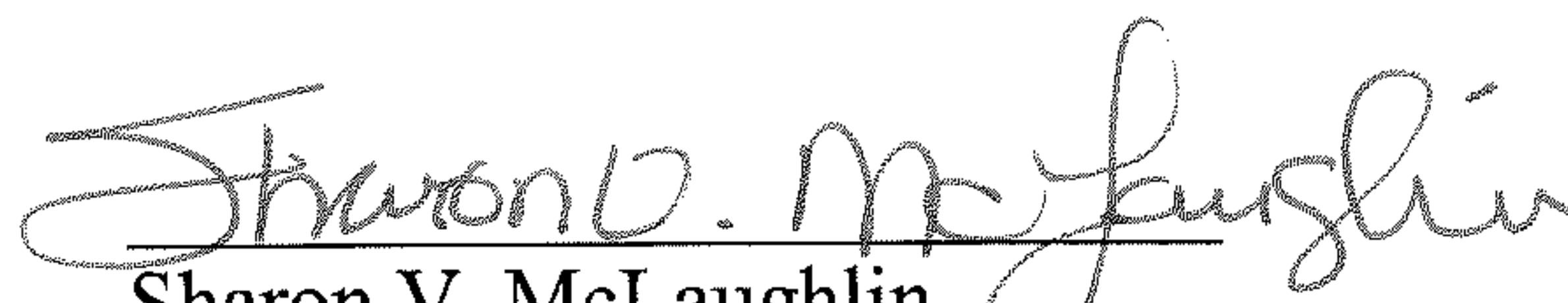
**\$180,905.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS  
OF A MORTGAGE LOAN.**

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

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 10<sup>TH</sup>  
day of JUNE, 2016

  
Charles J. McLaughlin

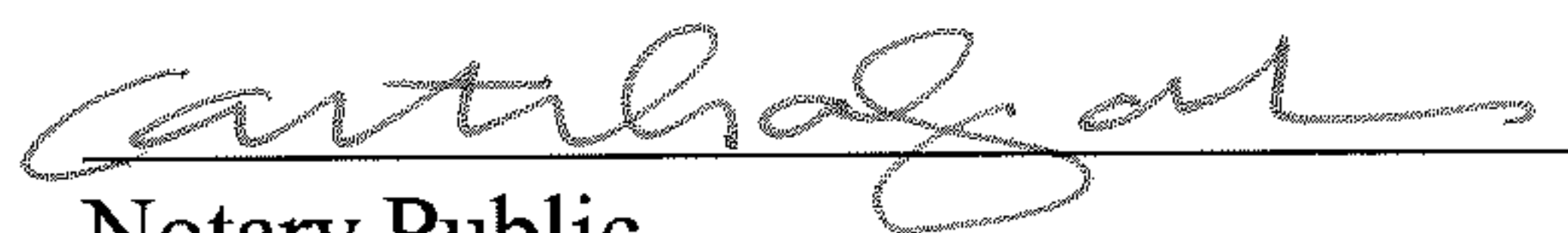
  
Sharon V. McLaughlin

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles J. McLaughlin and Sharon V. McLaughlin, husband and wife, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 10<sup>TH</sup> day of JUNE, 2016

(Notary 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: Charles J. McLaughlin and  
Sharon V. McLaughlin

Grantee's Name: Cynthia P. Carter

Mailing Address: 180 Lake Chelsea Dr  
Chelsea, AL 35043

Mailing Address: 101 Beach Circle  
Birmingham, AL 35242

Property Address: 101 Beach Circle  
Birmingham, AL 35242

Date of Sale: 6/10/2016  
Total Purchase Price: \$186,500.00

County: Shelby

Actual Value: \$\_\_\_\_\_n/a

Assessor's Market Value:\$

**20160610000202360 06/10/2016 03:42:19 PM DEEDS 3/3**

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: 6/10/2016

Print: Michelle Pouncey

Unattested

Sign

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



Filed and Recorded (verified by)  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/10/2016 03:42:19 PM  
\$26.00 CHERRY  
20160610000202360

*James W. Fuhrmeister*

**Form RT-130**