

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

Send tax notice to:

BHM1600375-O

Benjamin P. Niven

Hope N. Niven

153 King James Court

Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby

20160613000203330

06/13/2016 12:42:11 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)** in hand paid to the undersigned **James Larry Offord Sr. and Theresa Ann Offord, husband and wife**, (hereinafter referred to as "Grantors"), by **Benjamin P. Niven and Hope N. Niven** (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 41, according to the Survey of Spring Gate, Sector One, Phase Two, as recorded in Map Book 18, Page 148, 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, IF ANY

\$117,000.00 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 James Larry Offord Sr. and Theresa Ann Offord have hereunto set their signatures and seals on June 10, 2016.


James Larry Offord Sr.

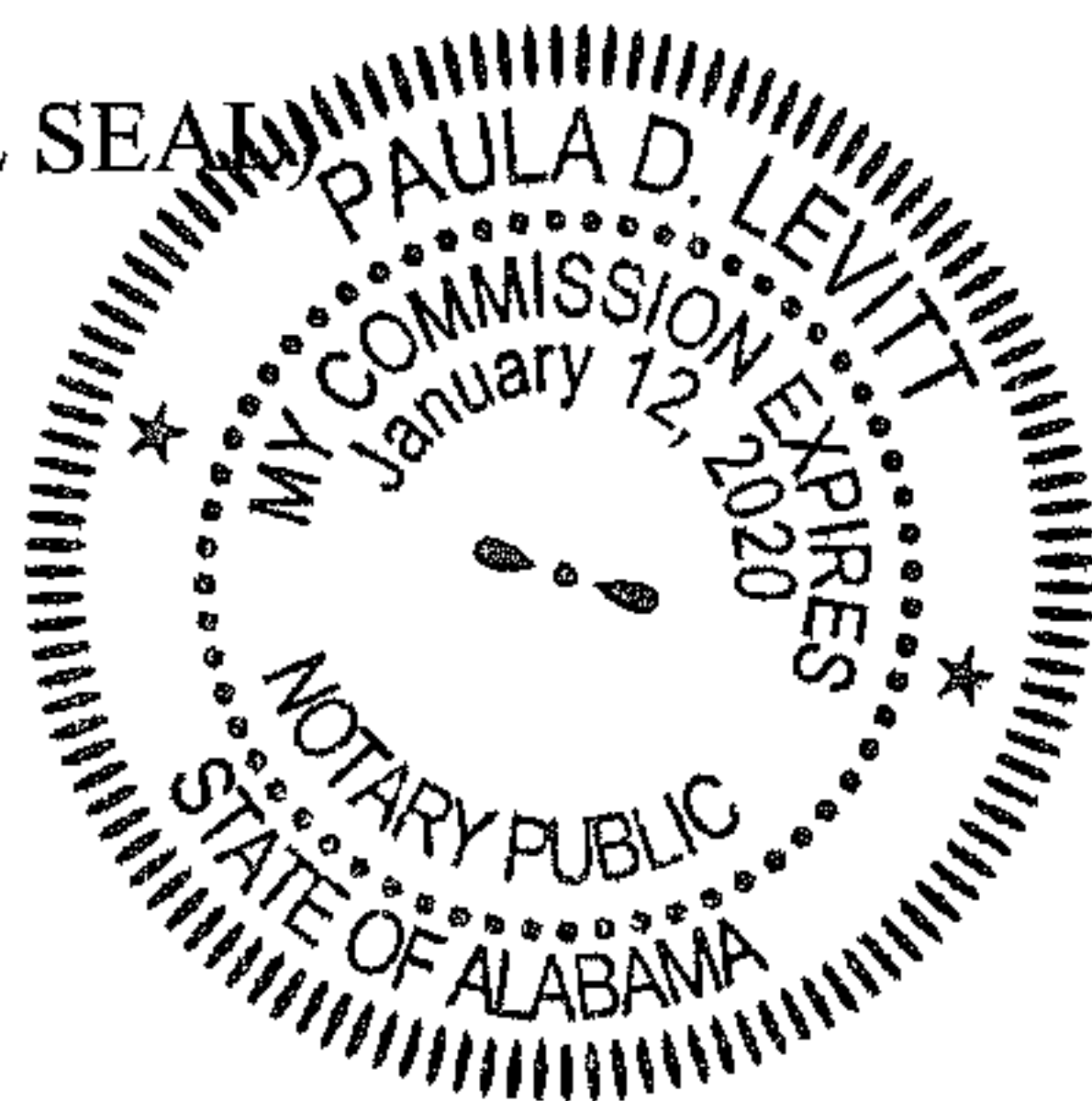

Theresa Ann Offord

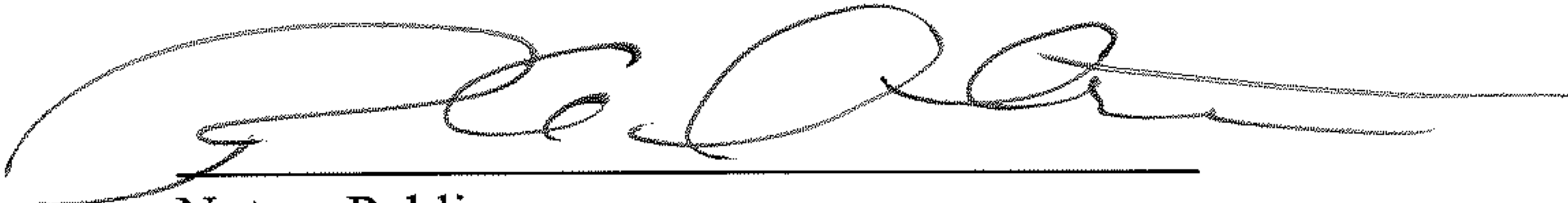
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Larry Offord Sr. and Theresa Ann Offord, husband and wife, 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 10 day of June 2016

(NOTARIAL SEAL)




Notary Public
Print Name: Paula D Levitt
Commission Expires: 1-12-20

Real Estate Sales Validation Form

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

Grantor's Name: James Larry Offord Sr. and
Theresa Ann Offord

Grantee's Name: Benjamin P. Niven and Hope N.
Niven

Mailing Address: 478 Highway 338
Chelsea, AL 35043

Mailing Address: 153 King James Court
Alabaster, AL 35007

Property Address: 153 King James Court
Alabaster, AL 35007

County: Shelby

Date of Sale: 6/10/2016

Total Purchase Price: \$130,000.00
or

Actual Value: \$_____n/a

Assessor's Market Value:\$

20160613000203330 06/13/2016 12:42:11 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

(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
06/13/2016 12:42:11 PM
\$33.00 CHERRY
20160613000203330

[Signature]