

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

Send tax notice to:

**BHM1600279**

Jeremy K. Pilkington

Miranda L. Pilkington

435 Sunset Lake Cir.

Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

**20160617000210140**

**06/17/2016 02:50:09 PM**

**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Four Thousand Nine Hundred and 00/100 Dollars (\$254,900.00)** in hand paid to the undersigned, **Kimberly Lynn Bailey, an unmarried woman** (hereinafter referred to as "Grantors"), by **Jeremy K. Pilkington and Miranda L. Pilkington** (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 36A, according to the Final Plat of Sunset Lake, Phase 5, as recorded in Map Book 35, Page 39, 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.

**\$203,920.00 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 Kimberly Lynn Bailey has hereunto set her signature and seal on June 17, 2016.

*Kimberly Lynn Bailey by her  
attorney in fact Chad Beasley*

Kimberly Lynn Bailey  
by her attorney in fact,  
Chad Beasley

20160617000210140 06/17/2016 02:50:09 PM DEEDS 2/3

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad Beasley, whose name as Attorney in Fact for Kimberly Lynn Bailey, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

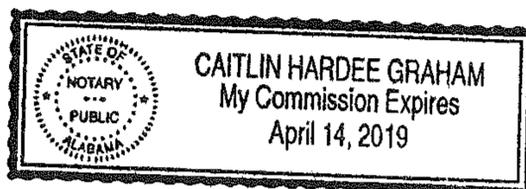
Given under my hand and official seal this 17<sup>th</sup> day of June, 2016.

*Caitlin Hardee Graham*

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

My 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 Kimberly Lynn Bailey
Mailing Address 435 Sunset Lake Cir.
Chelsea, AL 35043

Grantee's Name Jeremy K. Pilkington
Mailing Address Miranda L. Pilkington
435 Sunset Lake Cir.
Chelsea, AL 35043

Property Address 435 Sunset Lake Cir.
Chelsea, AL 35043

Date of Sale 06/17/16
Total Purchase Price \$ 254,900.00

20160617000210140 06/17/2016
02:50:09 PM DEEDS 3/3

Actual Value \$
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
Sales Contract
Closing Statement
Appraisal
Other

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 6/17/16

Print Caitlin Graham

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/17/2016 02:50:09 PM
571.00 CHERRY
20160617000210140

[Signature]