

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

Send tax notice to:

BHM1600437

Jonathan M. Cordes

Sarah Cordes

11184 Gallups XRD

Harpersville, AL 35078

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20160715000248320

07/15/2016 03:23:31 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Eight Thousand and 00/100 Dollars (\$148,000.00)** in hand paid to the undersigned **Jessica L. Woods, as Personal Representative of the Estate of David Lynn, Jr., deceased, Shelby County Probate Case No. PR-2016-000238** (hereinafter referred to as "Grantors"), by **Jonathan M. Cordes and Sarah Cordes** (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:

A parcel of land situated in the Northwest corner of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northwest corner of Section 29, Township 19 South, Range 2 East; thence South 0 degrees 10 minutes 04 seconds East, a distance of 330.14 feet; thence South 89 degrees 44 minutes 57 seconds East, a distance of 882.43 feet to the point of beginning; thence continuing East along said line a distance of 350.0 feet to the West right of way line of Shelby County Highway No. 62; thence North 0 degrees 22 minutes 47 seconds West along said highway right of way line for a distance of 154.00 feet; thence North 89 degrees 55 minutes 54 seconds West a distance of 350.00 feet; thence South 0 degrees 23 minutes 01 seconds East a distance of 152.89 feet to the point of beginning.

Together with a 30 foot easement lying 15 feet on either side of the following described centerline: Commencing at the Northwest corner of Section 29, Township 19 South, Range 2 East; thence South 0 degrees 10 minutes 04 seconds East a distance of 330.14 feet; thence South 89 degrees 44 minutes 57 seconds East a distance of 1232.43 feet to the West right of way line of Shelby County Highway No. 62; thence North 0 degrees 22 minutes 47 seconds West along said highway right of way line for a distance of 154.00 feet; thence North 00 degrees 29 minutes 57 seconds East along said highway right of way line a distance of 15.0 feet to the point of beginning of the centerline of a 30 foot wide easement; thence North 89 degrees 55 minutes 57 seconds West a distance of 349.73 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$140,600.00 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 Jessica L. Woods, as Personal Representative of the Estate of David Lynn, Jr., deceased, Shelby County Probate Case No. PR-2016-000238 have hereunto set their signatures and seals on July 15, 2016.

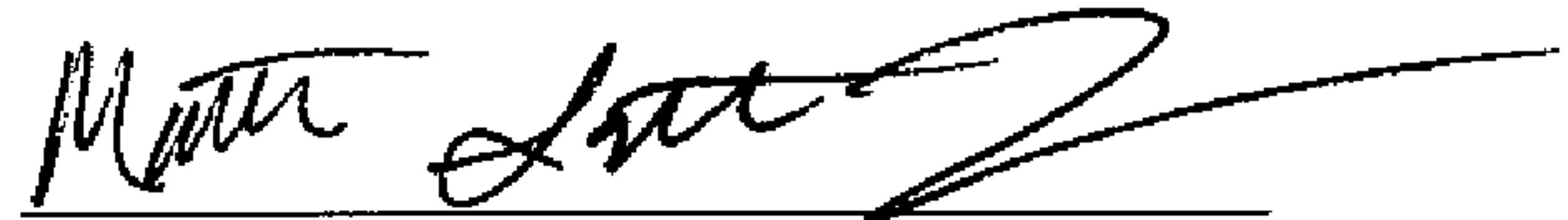


Jessica L. Woods, as Personal
Representative of the Estate of David
Lynn, Jr., deceased, Shelby County
Probate Case No. PR-2016-000238

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica L. Woods, as Personal Representative of the Estate of David Lynn, Jr., deceased, Shelby County Probate Case No. PR-2016-000238, 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, she executed the same voluntarily and with full authority as said personal representative on the day the same bears date.

Given under my hand and official seal this the 15th day of July 2016.

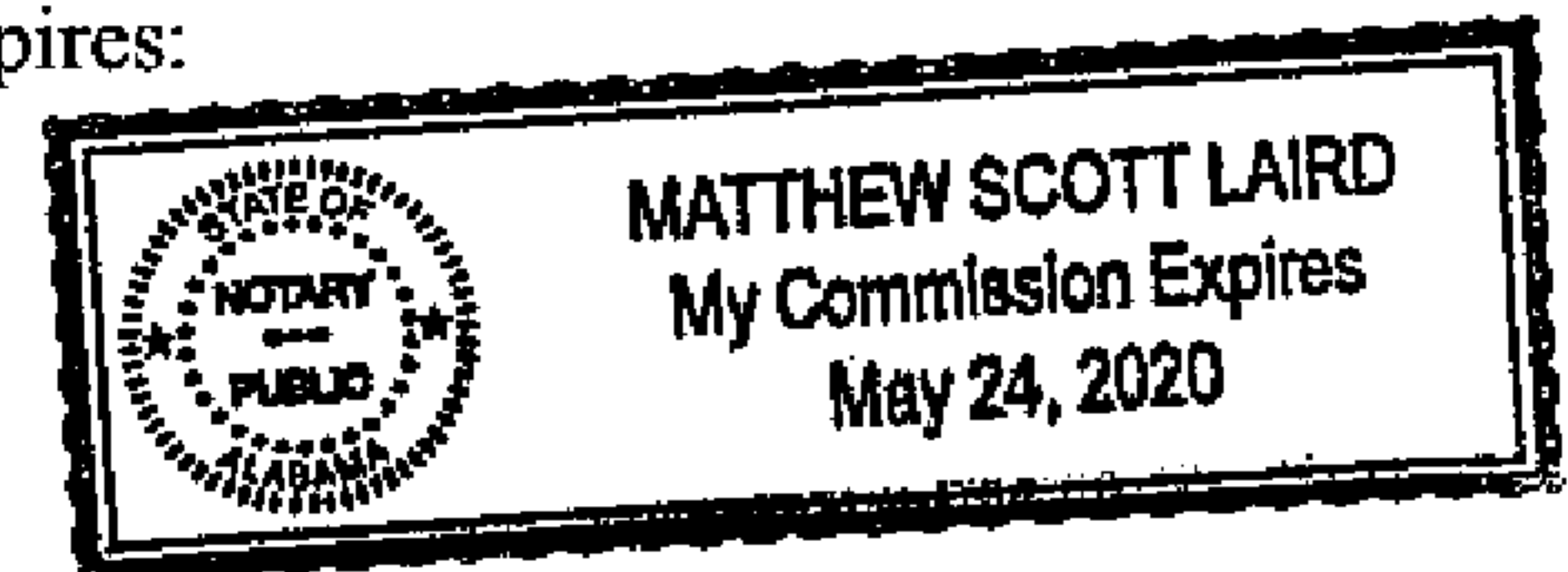


Notary Public

Print Name:

Commission Expires:

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name	Jessica L. Woods	Grantee's Name	Jonathan M. Cordes
Mailing Address	11184 Gallups Crossroad Harpersville, AL 35078	Mailing Address	11184 Gallups Crossroad Harpersville, AL 35078
Property Address	11184 Gallups Crossroad, Harpersville, AL 35078	Date of Sale	7/15/2016
		Total Purchase Price \$	148,000.00
		or	
20160715000248320	07/15/2016 03:23:31 PM	Actual Value \$	
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 7-15-16

Print Caitlin Graham

Unattested

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

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/15/2016 03:23:31 PM
\$28.50 CHERRY
20160715000248320

[Signature]