

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

THIS INSTRUMENT PREPARED BY:  
JOSEPH CHARLES SOMMA, ESQ.  
CARIBOU NATIONAL TITLE, INC.  
2084 VALLEYDALE ROAD  
BIRMINGHAM, ALABAMA 35244

BHM1600467

20160801000270710  
08/01/2016 02:54:42 PM  
DEEDS 1/3

PLEASE SEND TAX NOTICES TO:  
MARVIN NICHOLAS BROWN AND  
KEYA D. BROWN  
185 THE HEIGHTS DRIVE  
CALERA, ALABAMA 35040

## CORPORATION WARRANTY DEED

STATE OF ALABAMA

)  
)  
)

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Nineteen Thousand, Eight Hundred and Seventy Dollars and No/100 Dollars (\$119,870.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt and sufficiency whereof is hereby acknowledged, I/we Townside Calera, LLC (herein referred to as GRANTOR(S)), do hereby grant, bargain, sell and fully convey unto Marvin Nicholas Brown and Keya D. Brown (herein referred to as GRANTEE(S)), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 22, 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.

Property address: 185 The Heights Drive, Calera, Alabama 35040

\$122,447.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

**TO HAVE AND TO HOLD** unto the said GRANTEE(S), his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE(S), his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said GRANTEE(S), his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, GRANTOR(S) has/have hereunto set his/her/their hand(s) and seal, this the 21 day of July, 2016.

  
\_\_\_\_\_  
Townside Calera, LLC  
By: Charleen Mullen  
Its: Authorized Agent

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

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I, the undersigned, a Notary Public, hereby certify that **Charleen Mullen as Authorized Agent of Townside Calera, LLC**, whose name 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 the instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of July, 2016.



Caitlin Hardee Graham

Notary Public

My commission expires:

## 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 Calera, LLC  
 Mailing Address 2084 Valleydale Rd.  
Birmingham, AL 35244

Grantee's Name Marvin Nicholas Brown  
 Mailing Address Keya . Brown  
185 The Heights Dr., #22  
Calera, AL 35040

Property Address 185 The Heights Dr., #22  
Calera, AL 35040

Date of Sale 07/29/16  
 Total Purchase Price \$ 119,870.00  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$

**20160801000270710 08/01/2016  
 02:54:42 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 7/29/16

Print Carson Caster

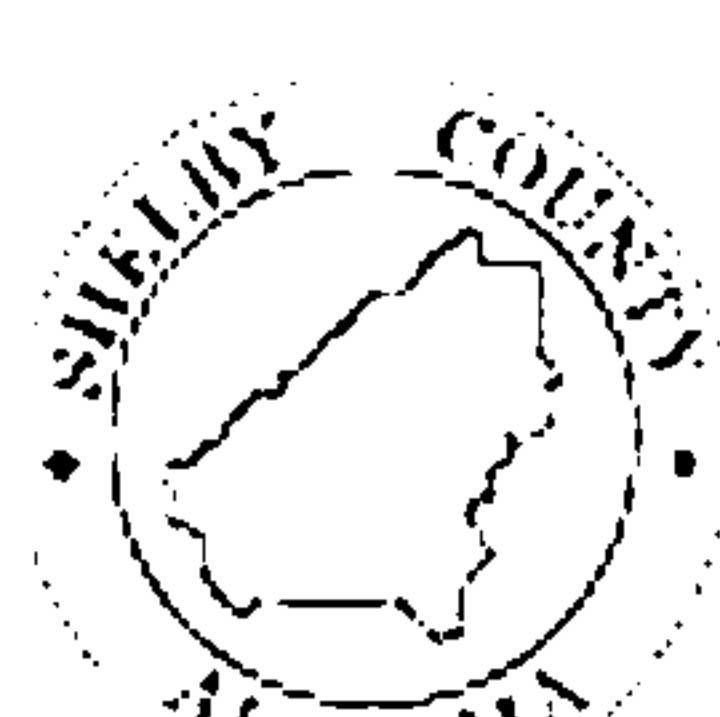
Unattested

Sign Graham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/01/2016 02:54:42 PM  
 \$22.00 CHERRY  
 20160801000270710