

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

B4M1600467

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 29 day of July, 2016.


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

STATE OF ALABAMA

)
)
)

COUNTY OF SHELBY

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 \$

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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 Carroll Carrin

☐ Unattested
(verified by)

Sign Carroll Carrin
(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

James W. Fuhrmeister