

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

BHM1600512

**Send tax notice to:**

John Scott & Holly Wheeler  
2009 Knollwood Place  
Birmingham, AL 35242

**Document Prepared By:**

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

**State of Alabama**  
**County of Shelby**

**20160801000270730**  
**08/01/2016 02:58:03 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty Nine Thousand and 00/100 Dollars (\$359,000.00)** in hand paid to the undersigned **Phyllis R. Neill, an unmarried person** (hereinafter referred to as "Grantors"), by **John Scott and Holly Wheeler** (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 1426, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with a nonexclusive easement to use the private roadways, Common Area all more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No.1996-17543; Further amended in Instrument No.1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 14th Sector, recorded in Instrument No.20021101000539740, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.**

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

**MINERAL AND MINING RIGHTS EXCEPTED**

**\$287,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A FIRST MORTGAGE LOAN.**

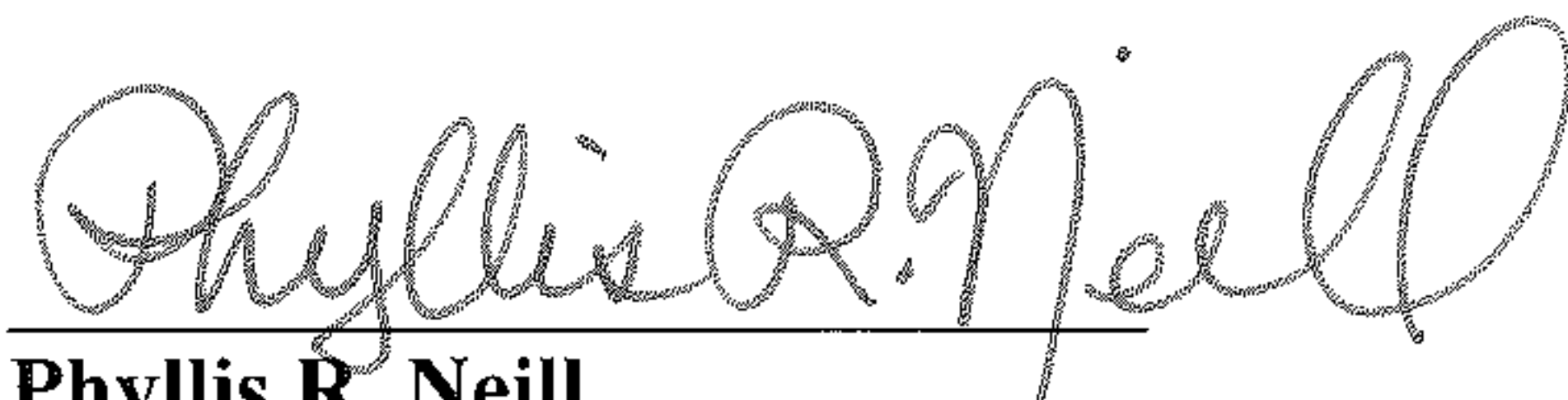
**\$53,850.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN.**

20160801000270730 08/01/2016 02:58:03 PM DEEDS 2/3

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 Phyllis R. Neill have hereunto set their signatures and seals on August 1, 2016.

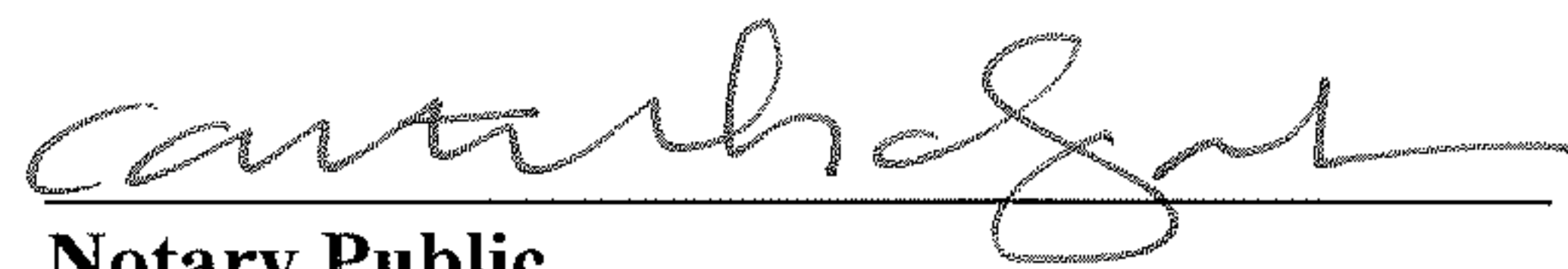
  
Phyllis R. Neill

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Phyllis R. Neill**, 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 1st day of August, 2016.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: APR. 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 Phyllis R. Neill  
Mailing Address 5723 Parkside Rd.  
Hoover, AL 35244

Grantee's Name John Scott  
Mailing Address Holly Wheeler  
2009 Knollwood Place  
Birmingham, AL 35242

Property Address 2009 Knollwood Place  
Birmingham, AL 35242

Date of Sale 08/01/16

Total Purchase Price \$ 359,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

**20160801000270730**

**08/01/2016 02:58:03**

**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  
☒ 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 8/1/16

Print Caitlin Graham

Unattested

Sign

(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 02:58:03 PM  
\$39.00 CHERRY  
20160801000270730

*[Signature]*