

① 01492-3414

This Instrument Prepared By: \$400,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PM3 #206
Fairhope, Alabama 36532
Telephone (251) 928-5856

STATE OF ALABAMA §
SHELBY COUNTY § WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED THOUSAND DOLLARS AND NO/100 (\$400,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **RUSSELL ERNEST TAYLOR A/K/A RUSSELL TAYLOR and JESSICA STEPHENSON TAYLOR A/K/A/ JESSICA TAYLOR, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC, a Pennsylvania Limited Liability Company**, (hereinafter referred to as **GRANTEE**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT “A”

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its, successors and assigns, forever.


THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE IS MADE SUBJECT TO:


1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Restrictive Covenants contained in instrument recorded in Instrument #1994-07111, Instrument #1996-17543, Instrument #1999-31095, and Instrument #20051215000649670.
4. Reservation of oil, gas and minerals contained in instrument recorded in Book 28, Page 237; Instrument #1998-7776; Instrument #1998-7777 and Instrument #1998-7778.
5. Right of Way granted Birmingham Water and Sewer Board by instrument recorded in Instrument #1996-25667.
6. Easement granted Alabama Power Company by instrument recorded in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and Real Volume 31, Page 355.

7. Agreement for underground residential distribution in favor of Alabama Power Company recorded in Instrument #1999-1186 and Instrument #20050203000056300.
8. Right of Way granted Shelby County by instrument recorded in Book 196, Page 246.
9. Lake Easement Agreement executed by Highland Lakes Properties, Ltd., and Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property as shown by instrument recorded in Instrument #1993-15705.
10. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. To Highland Lakes Properties, Ltd., recorded in Instrument #1993-15704.
11. Release of damages as set out in instrument recorded in Instrument #20050505000214850.
12. Terms, conditions, obligations, rules, regulations and by-laws of Highland Lakes Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument No. 9402/3947, recorded in Jefferson County, Alabama.
13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 6th day of June, 2016.

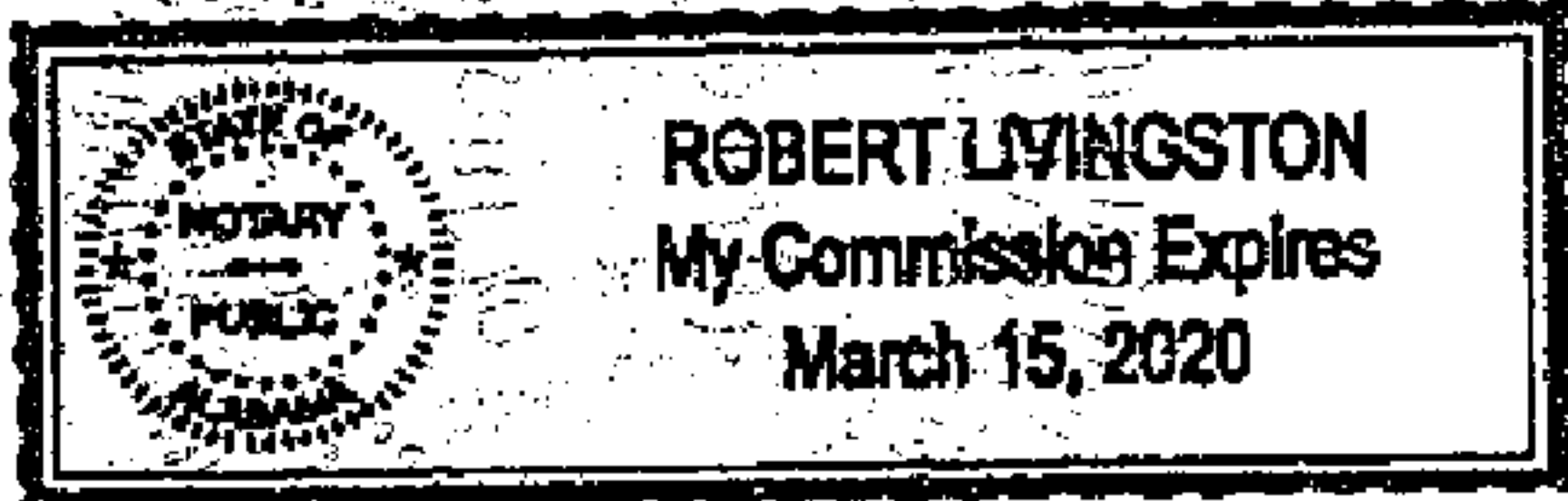

RUSSELL ERNEST TAYLOR A/K/A
RUSSELL TAYLOR


JESSICA STEPHENSON TAYLOR A/K/A
JESSICA TAYLOR

STATE OF AL
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **RUSSELL ERNEST TAYLOR A/K/A RUSSELL TAYLOR**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2016.
(AFFIX NOTARIAL SEAL)

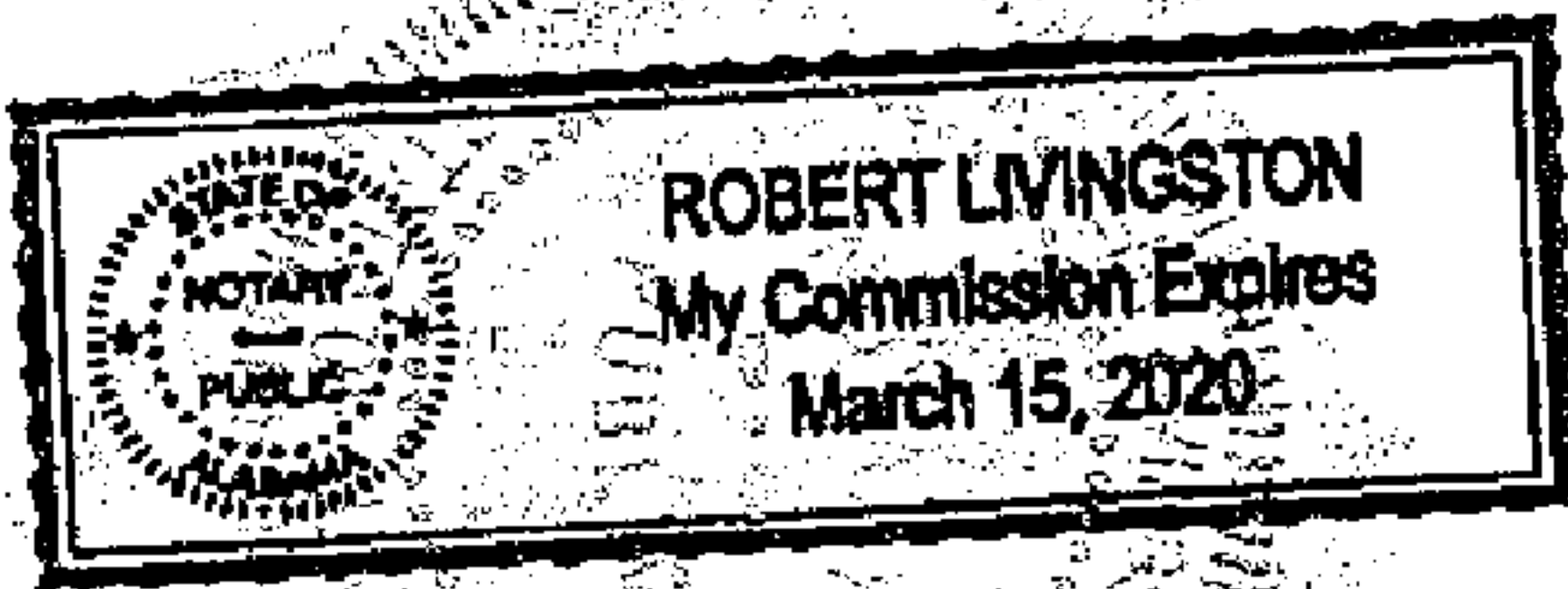


[Signature]
NOTARY PUBLIC
My Commission Expires: 3/15/2020

STATE OF AL
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **JESSICA STEPHENSON TAYLOR A/K/A JESSICA TAYLOR**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2016.
(AFFIX NOTARIAL SEAL)



[Signature]
NOTARY PUBLIC
My Commission Expires: 3/15/2020

PROPERTY ADDRESS:
137 Dunstan Drive
Birmingham, Alabama 35242

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:
137 Dunstan Dr
Birmingham AL, 35242

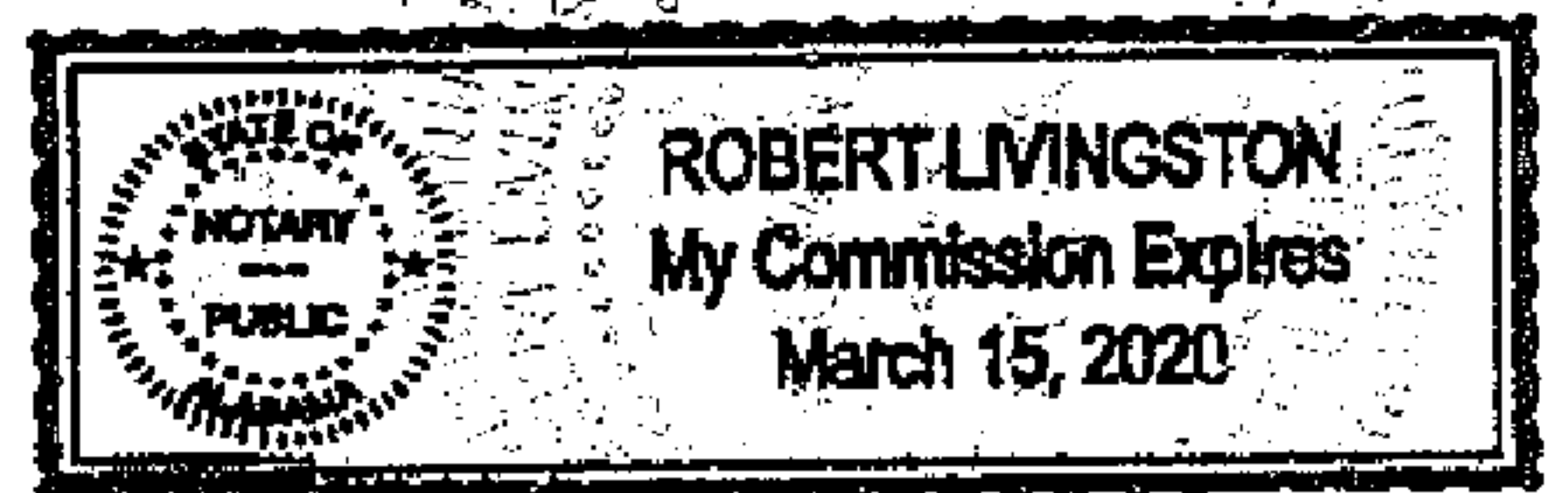


EXHIBIT "A"

LOT 31-29, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 31ST SECTOR, PHASE 1, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name	Russell Ernest Taylor aka Russell Taylor and Jessica Stephenson Taylor aka Jessica Taylor	Grantee's Name	American International Relocation Solutions, LLC
Mailing Address	137 Dunstan Dr Birmingham AL 35242	Mailing Address	6 Penn Center West, 2 nd Floor Pittsburgh PA 15276
Property Address	137 Dunstan Dr Birmingham AL 35242	Date of Sale	June 6, 2016
		Total Purchase Price	\$400,000.00
		or	
		Actual Value	\$
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 ss 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 ss 40-22-1 (h).

Date 8.3.16

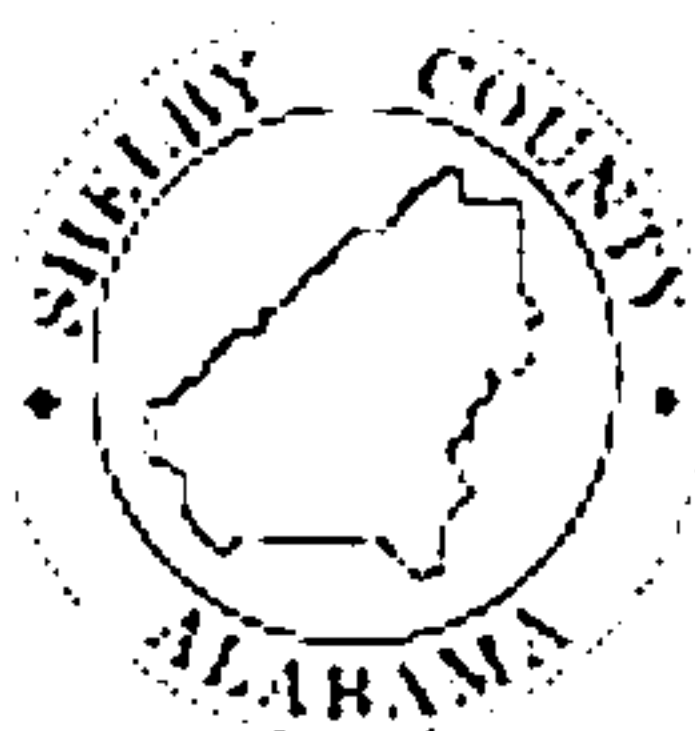
Print Kimberly J. Whitehurst

Unattested

Sign

(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
08/08/2016 08:05:38 AM
\$427.00 CHERRY
20160808000279820

James W. Fuhrmeister