

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

Send tax notice to:

BHM1600574

Mark Woodruff

Cammie Woodruff

4012 Oak Meadows Cove

Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

**20160822000301970**

**08/22/2016 11:59:21 AM**

**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Eight Thousand Seven Hundred and 00/100 Dollars (\$268,700.00)** in hand paid to the undersigned **James S. Nietfeld, an unmarried man** (hereinafter referred to as "Grantors"), by **Mark Woodruff and Cammie Woodruff** (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 13, according to the Survey of Oak Meadows, 1st Sector, as recorded in Map Book 20, Page 71 in the Probate Office of Shelby County, Alabama.**

**JAMES S. NEITFELD IS THE SURVIVING GRANTEE OF THAT DEED RECORDED IN INSTRUMENT no. 1997-10110, IN THE PROATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE RONNA FULTON HAVING DIED ON OR ABOUT THE FEBRUARY 22, 2012**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

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

MINERAL AND MINING RIGHTS EXCEPTED, IF ANY

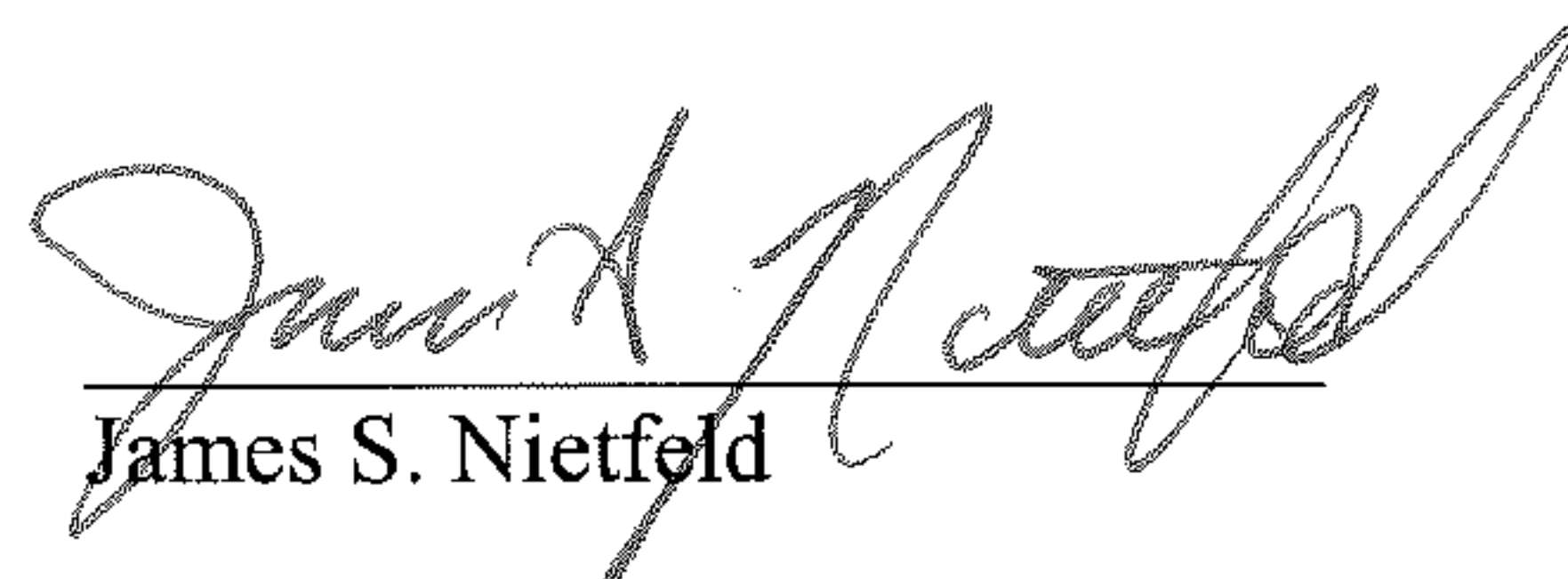
**\$154,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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 James S. Nietfeld have hereunto set their signatures and seals on August 19, 2016.

  
James S. Nietfeld

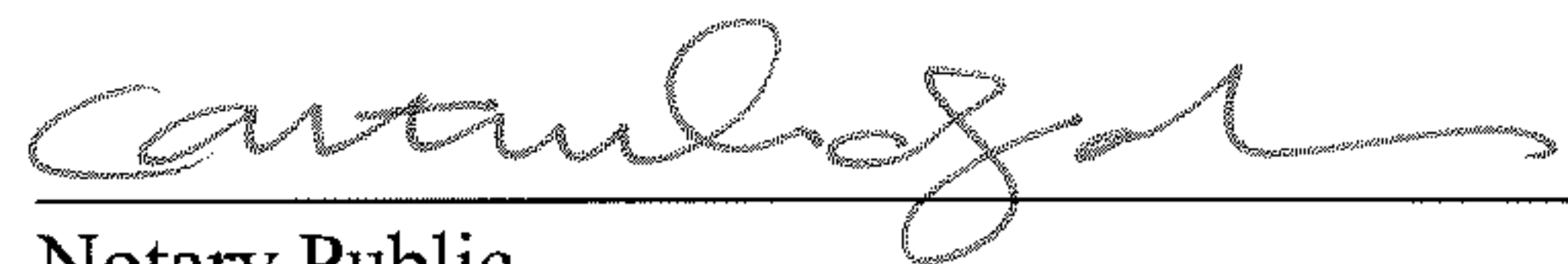
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James S. Nietfeld, 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 19 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: James S. Nietfeldt

Grantee's Name: Mark Woodruff and Cammie Woodruff

Mailing Address: 1119 Lake Forest Circle  
Hoover, AL 35242

Mailing Address: 4012 Oak Meadows Cove  
Birmingham, AL 35242

Property Address: 4012 Oak Meadows Cove  
Birmingham, AL 35242

County: Shelby

Date of Sale: 8/19/2016

Total Purchase Price: \$268,700.00  
or

Actual Value: \$\_\_\_\_\_n/a

Assessor's Market Value:\$

**20160822000301970 08/22/2016 11:59:21 AM 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: 8/19/2016

Print: Michelle Pouncey

☐ Unattested

Sign

( Grantor / Grantee / Owner / Agent ) Circle One



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/22/2016 11:59:21 AM  
\$136.00 CHERRY  
20160822000301970

(verified by)

*[Signature]*

**Form RT-130**