

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

Send tax notice to:

BHM1600698

Carlton J. Swift

2015 Kerry Circle

Calera, AL 35040

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

SHELBY COUNTY

20161011000373470

10/11/2016 02:43:14 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars (\$174,900.00) in hand paid to the undersigned, **Shannon B. Stough and Jonathan Dustin Wilks, wife and husband** (hereinafter referred to as "Grantor"), by **Carlton J. Swift** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Amended Map of Kinsale Gardens Homes, 1st Sector, as recorded in Map Book 35, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

SHANNON B. STOUGH AND SHANNON BROOKE WILKS ARE ONE AND THE SAME PERSON

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

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

MINERAL AND MINING RIGHTS ARE EXCEPTED

\$176,666.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 7TH
day of OCTOBER, 2016



Shannon B. Stough



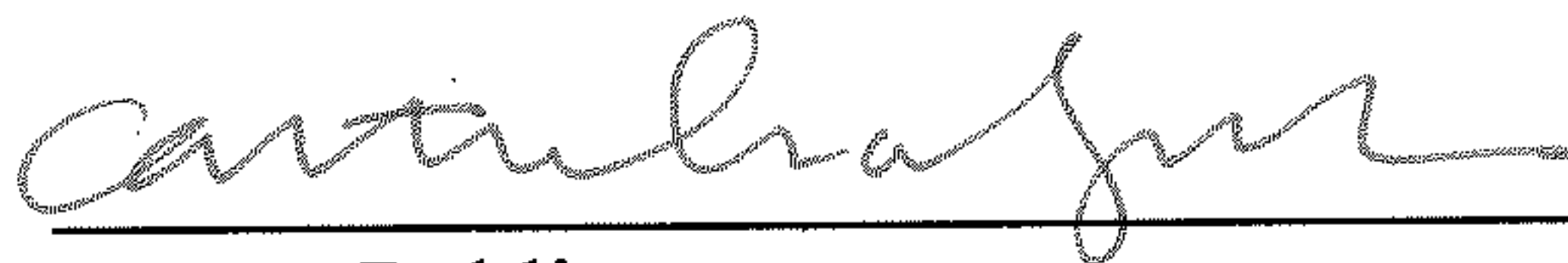
Jonathan Dustin Wilks

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon B. Stough and Jonathan Dustin Wilks, wife and husband, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 7TH day of OCTOBER, 2016.

(Notary 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: Shannon B. Stough and
Jonathan Dustin Wilks

Grantee's Name: Carlton J. Swift

Mailing Address: 365 Royal Oaks Drive
Leeds, AL 35094

Mailing Address: 2015 Kerry Circle
Calera, AL 35040

20161011000373470 10/11/2016 02:43:14 PM DEEDS 3/3

Property Address: 2015 Kerry Circle
Calera, AL 35040

Date of Sale: 10/7/2016
Total Purchase Price: \$174,900.00

County: Shelby

Actual Value: \$ _____ n/a

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)

☐ 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).

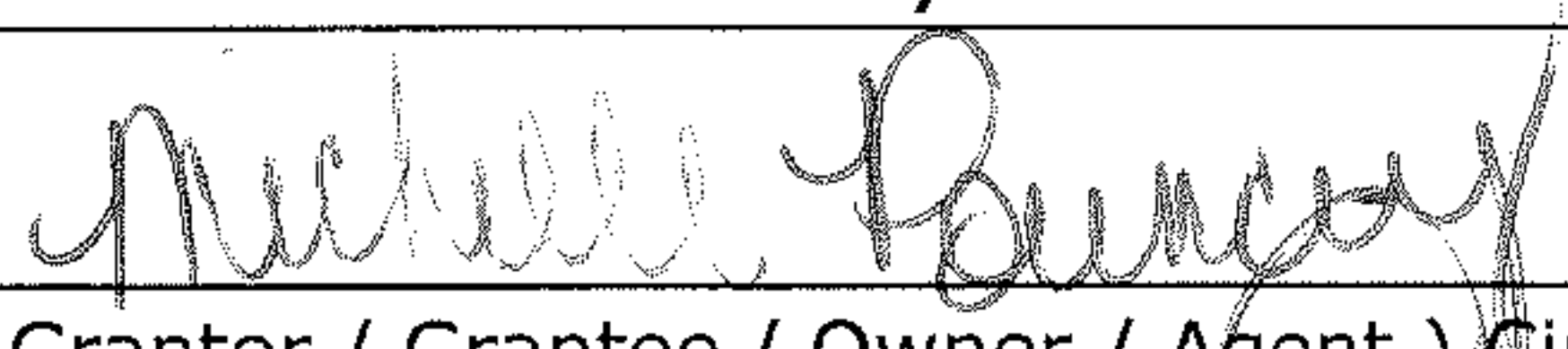
Date: 10/7/2016

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign


(Grantor / Grantee / Owner / Agent) Circle One

Form RT-130



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/11/2016 02:43:14 PM
\$22.00 CHERRY
20161011000373470

