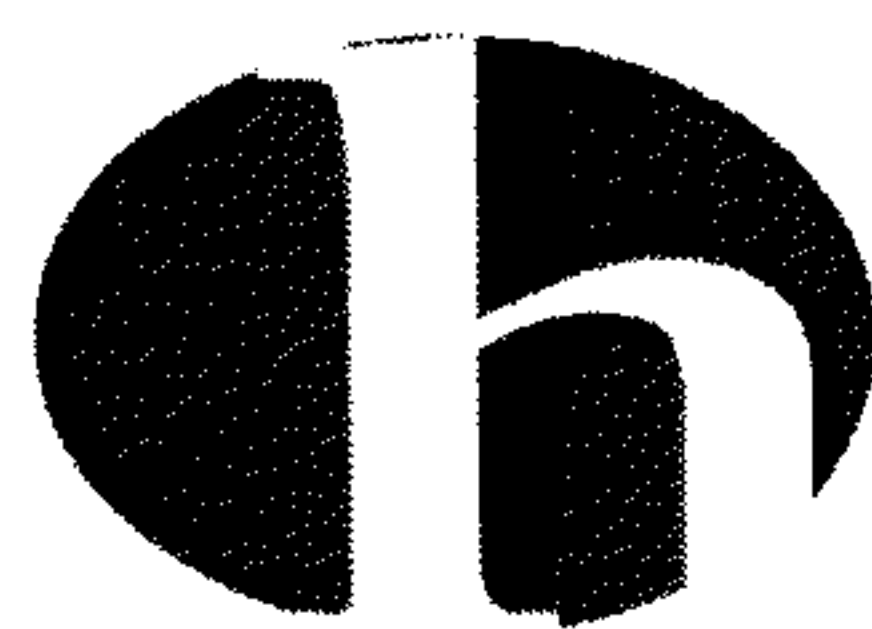


This Instrument Prepared By:

\$325,000.00 (Purchase Price)



HARPOLE LAW, LLC

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

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11/02/2016 01:06:51 PM
DEEDS 1/4

STATE OF ALABAMA

SHELBY COUNTY

§
§
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED TWENTY SEVEN THOUSAND DOLLARS AND NO/100 (\$327,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC, a Pennsylvania Limited Liability Company**, (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **FRANK BROWN and ASHLEY BROWN** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives, as joint tenants and upon the death of either, then to the survivor in fee simple, 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/S as set out hereinabove, its, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE/S 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 #20060629000314460 and Instrument #20060629000314520.
4. Covenants for storm water run-off control as recorded in Instrument #20130722000297150.
5. Terms, conditions, obligations, rules, regulations and by-laws of Ballantrae Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in instrument #20031003000667760.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced form 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 GRANTOR does for itself and for its successors and assigns, warrant and covenant

with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said premises; that it is 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 it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 7th day of September 2016.

AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC

By: Pamela Fedigan

Its: Pamela Fedigan Agent

STATE OF Connecticut
COUNTY OF Fairfield

I, the undersigned Notary Public, in and for said State, hereby certify that Pamela Fedigan, whose name is signed to the foregoing conveyance as Agent of AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance and in his/her capacity as Agent of AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC, and on behalf of AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC, as its act and deed, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, 2016.
(AFFIX NOTARIAL SEAL)

Maria Dos Santos
NOTARY PUBLIC
My Commission Expires: 6/30/21

PROPERTY ADDRESS:
1473 Ballantrae Club Drive
Pelham, Alabama 35124

Maria Dos Santos
Notary Public
My Commission Expires June 30, 2021

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:
6 Penn Center West, 2nd Fl
Pittsburgh PA 15276

EXHIBIT "A"

LOT 1213, ACCORDING TO THE FINAL PLAT OF THE MANORS OF BALLANTRAE CLUB DRIVE, AS RECORDED IN MAP BOOK 36, PAGE 82, IN THE PROBATE OFFICE OF 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 American International
Mailing Address Relo Solutions
82 Pleasant Point
Fairhope AL 36532

Grantee's Name Ashley Brown
Mailing Address 1473 Ballantyne Club Dr
Pelham AL 35124

Property Address 1473 Ballantyne Club Dr
Pelham AL 35124

Date of Sale 10-31-16
Total Purchase Price \$ 327,000

or
Actual Value \$

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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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Deed

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 10-31-16

Print Heather Nelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 31 DAY OF October, 2016

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 01:06:51 PM
\$40.50 CHERRY
20161102000403260

[Signature]