

20170908000327080  
09/08/2017 08:27:26 AM  
DEEDS 1/4

This Instrument Prepared By:

\$ 438400.00 (Purchase Price)



HARPOLE LAW, LLC

01492-5699

Ann Harpole, Esq.  
82 Plantation Point, PMB #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 \_\_\_\_\_  
\_\_\_\_\_  
DOLLARS AND NO/100 (\$ 438,400.00 ), good and valuable  
consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,  
**KURT A. DUPREL and JESSE DUPREL, 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 #1998-49272.
4. Terms, conditions, obligations, rules, regulations and by-laws of Eagle Point Homeowners' Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #1996-18823.
5. By-Laws of Eagle Point Homeowners' Association, Inc., as recorded in Instrument #1996-33773.
6. 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

4<sup>th</sup> day of August, 2017.

Kurt A. Duprel  
KURT A. DUPREL  
Jesse Duprel  
JESSE DUPREL

STATE OF South Carolina  
COUNTY OF Greenville

I, the undersigned Notary Public, in and for said State, hereby certify that, KURT A. DUPREL, 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 4<sup>th</sup> day of August, 2017  
(AFFIX NOTARIAL SEAL)

Mes J  
NOTARY PUBLIC  
My Commission Expires: July 15, 2024

STATE OF South Carolina  
COUNTY OF Greenville

I, the undersigned Notary Public, in and for said State, hereby certify that, JESSE DUPREL, 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 4<sup>th</sup> day of August, 2017  
(AFFIX NOTARIAL SEAL)

Mes J  
NOTARY PUBLIC  
My Commission Expires: July 15, 2024

**PROPERTY ADDRESS:**  
2044 Eagle Point Court  
Birmingham, Alabama 35242

**GRANTEE'S ADDRESS:**

**GRANTOR'S ADDRESS:**

THIS DEED SHALL BE MADE EFFECTIVE ON 9/08/17

**EXHIBIT "A"**

**LOT 1111-A, ACCORDING TO ADERHOLT'S RESURVEY OF LOT 1111, EAGLE POINT,  
11<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 48, 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 Kurt A. Duprel  
Jesse Duprel  
Mailing Address 2044 Eagle Point Ct  
Birmingham AL 35242

Grantee's Name American International Relocation  
Solutions, LLC  
Mailing Address 6 Penn Center West, 2<sup>nd</sup> Floor  
Pittsburgh PA 15276

Property Address 2044 Eagle Point Ct  
Birmingham AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$438,400.00  
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)

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 validation, 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 9/08/17

Print Kimberly J. Whitelaw

Unattested

Sign Kimberly J. Whitelaw

(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  
09/08/2017 08:27:26 AM  
\$462.50 CHERRY  
20170908000327080