

This Instrument Prepared By:

\$438,400.00 (Purchase Price)



HARPOLE LAW, LLC

01492-5699

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

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

STATE OF ALABAMA

SHELBY COUNTY

§
§
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED THIRTY-EIGHT THOUSAND FOUR HUNDRED DOLLARS AND NO/100 (\$438,400.00), 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 **STEPHEN G. FREEMAN and LENA MICHELLE FREEMAN** (hereinafter referred to as **GRANTEE/S**), 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 tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, 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 #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, 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 5th day of September 2017.

AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC

By: [Signature]

Its: Daniel Murtha, agent

STATE OF Connecticut
COUNTY OF Soufield

I, the undersigned Notary Public, in and for said State, hereby certify that Daniel Murtha, 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 5th day of September, 2017.
(AFFIX NOTARIAL SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires: 12/31/2017

PROPERTY ADDRESS:
2044 Eagle Point Court
Birmingham, Alabama 35242

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE ON 9/16/17

EXHIBIT "A"

LOT 1111-A, ACCORDING TO ADERHOLT'S RESURVEY OF LOT 1111, EAGLE POINT, 11TH 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	American International Relocation Solutions LLC	Grantee's Name	Stephen G. Freeman Lena Michelle Freeman
Mailing Address	6 Penn Center West, 2nd Floor Pittsburgh, PA 15276	Mailing Address	2044 Eagle Point Court Birmingham, AL 35242
Property Address	2044 Eagle Point Court Birmingham, AL 35242	Date of Sale	September 06, 2017
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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.

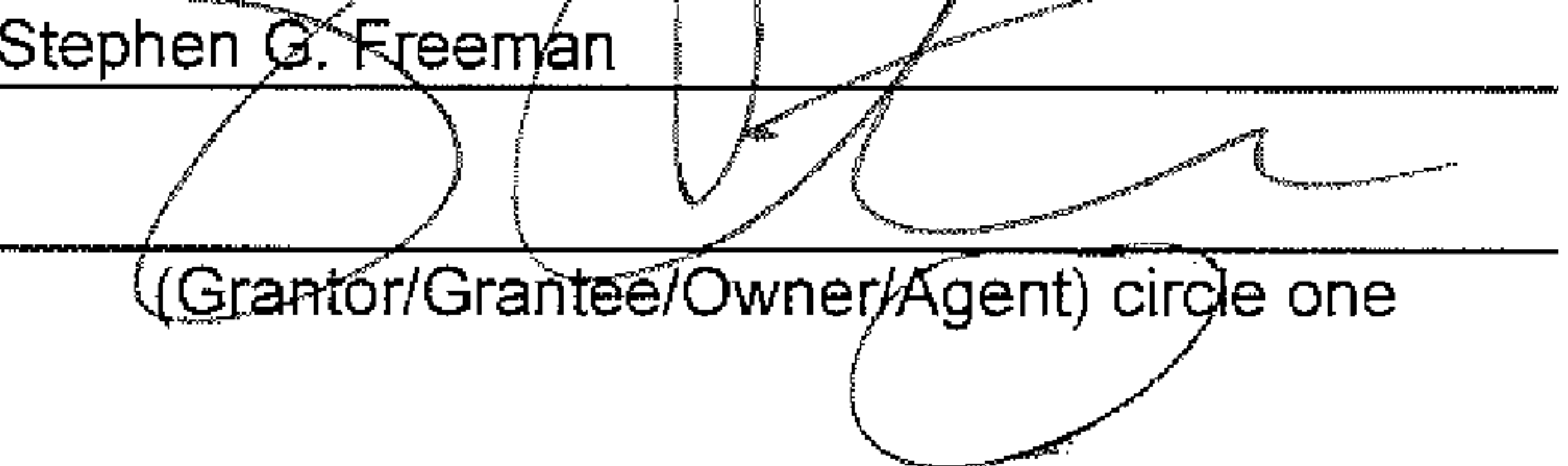
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	September 6, 2017	Print	Stephen G. Freeman
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2017 08:27:27 AM
\$46.00 CHERRY
20170908000327090

