

This Instrument Prepared By:

\$ 243,000.00 (Purchase Price)



HARPOLE LAW, LLC

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

20180524000180610
05/24/2018 10:42:51 AM
DEEDS 1/5

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED
FORTY THREE THOUSAND DOLLARS AND NO/100 (\$), 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 CHRISTOHPER R. WEBER AND KATHERINE E. ROLLINS* (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama: *for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple

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. Covenants, Conditions and Restrictions as recorded in Instrument #20030530000335780 and corrected in Instrument #20031002000663650 and amended in Instrument #20031003000665710.

Subject to a third party mortgage in the amount of \$218,700.00 executed and recorded simultaneously herewith.

4. Easement granted Alabama Power Company by instrument recorded in Instrument #20040910000505460 and Instrument No. 20120607000200160.
5. Easement granted The Water Works and Sewer Board of the City of Birmingham by Instrument recorded in Instrument #20030401000193390.
6. Terms, conditions, obligations, rules, regulations and by-laws of The Townes at Brook Highland Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument #20030530000335790
7. 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 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 8th day of May 2018.

AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC

By: _____

Its: _____

Daniel Murtha Agent

STATE OF Connecticut
COUNTY OF Fairfield

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 8th day of May, 2018.
(AFFIX NOTARIAL SEAL)

Susan E. Sarnecky
NOTARY PUBLIC
My Commission Expires: _____
SUSAN E. SARNECKY
Notary Public
State of Connecticut
My Commission Expires Aug. 31, 2020

PROPERTY ADDRESS:
2118 Eagle Ridge Drive
Birmingham, AL 35242

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE ON 5-21-2018

↑
Insert
Closing
Page

20180524000180610 05/24/2018 10:42:51 AM DEEDS 4/5

EXHIBIT "A"

**LOT 36, ACCORDING TO THE SURVEY OF TOWNES AT BROOK HIGHLAND, AS
RECORDED IN MAP BOOK 300, PAGES 133 A & B, 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 Christopher R Weber
 Mailing Address 6 Penn Center West, 2nd Flr Katherine E Rollins
Pittsburgh PA 15276 Mailing Address 2118 Eagle Ridge Dr
Birmingham AL 35242

Property Address 2118 Eagle Ridge Dr Date of Sale May 21, 2018
Birmingham AL 35242 Total Purchase Price \$ 243,000.00
 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
X 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.

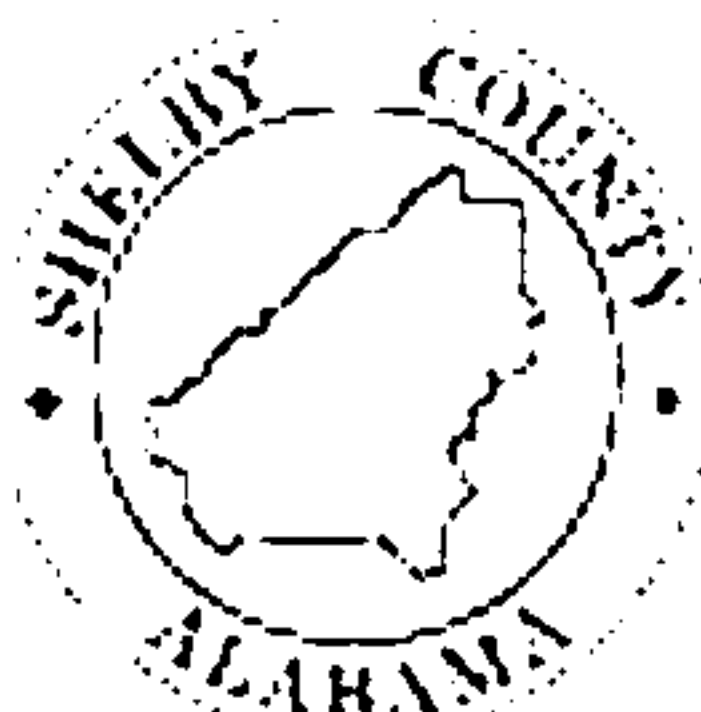
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 May 21, 2018

_____ Unattested _____
 (verified by)

Print M Galloway
 Sign _____
 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/24/2018 10:42:51 AM
 \$51.50 DEBBIE
 20180524000180610

Form RT-1