



20190621000221461 / 2 \$240.00  
 Shelby Cnty Judge of Probate AL  
 06/21/2019 12:48:02 PM FILED/CERT

**This Document Prepared By:**  
 Gregory D. Harrelson, Esq.  
 101 Riverchase Pkwy East  
 Hoover, AL 35244

**Send Tax Notice To**  
 Caroline Homes & Investments, LLC  
 494 Founders Park Drive E  
 Hoover, AL 35226

**WARRANTY DEED**

STATE OF ALABAMA            )  
   )  
 COUNTY OF SHELBY         )     **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TWO HUNDRED TWENTY ONE THOUSAND SIX HUNDRED FIFTY and 00/100 Dollars (\$221,650.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, RICHARD M. MORIN and HEATHER A. MORIN, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto CAROLINE HOMES & INVESTMENTS LLC., an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 15, according to the Survey of Second Addition to Riverchase West, as recorded in Map Book 7, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.**

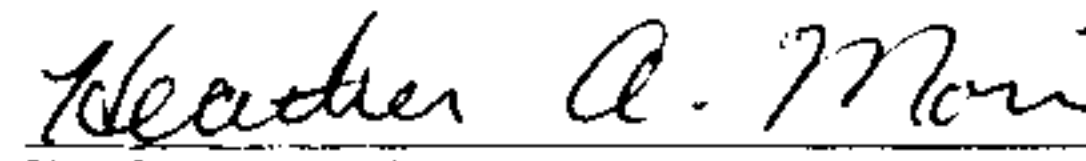
Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.  
 And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 5th day of June, 2019.

  
 Richard M. Morin

  
 Heather A. Morin

STATE OF ALABAMA)  
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard M. Morin and Heather A. Morin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand, this 5th day of June, 2019.

  
 NOTARY PUBLIC

My Commission Expires: 8-25-19

Shelby County, AL 06/21/2019  
 State of Alabama  
 Deed Tax: \$222.00

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Richard M. Morin  
Mailing Address Heather A. Morin  
1929 Crossvine Rd  
Birmingham, AL 35244

Grantee's Name Caroline Homes + Investments LLC  
Mailing Address 494 Founders Park Dr E  
Hoover, AL 35226

Property Address 1929 Crossvine Rd  
Birmingham, AL 35244

Date of Sale 6-5-19  
Total Purchase Price \$ 221,650.00

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 6-5-19

Print Gregory D. Harrelson

Unattested

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1