



THE UPDATE

ALABAMA REAL ESTATE
COMMISSION
EMPOWER, CONNECT, AND EDUCATE

SPRING 2026





REAL ESTATE LICENSES SET TO RENEW IN 2026

The deadline to renew your current license for the 2027-2028 license period and to avoid the \$150 late penalty is August 31, 2026, and licenses expire September 30, 2026. On **June 15, 2026**, the Commission will begin accepting renewal payments online, by mail or in person at the Commission office. We will notify licensees in advance by email and social media confirming the date online renewal opens. **Look for a special Summer Renewal edition of The Update newsletter coming soon!**

Temporary salesperson licenses are not renewable. Deadlines regarding issuance of original/permanent salesperson licenses are in place for these.



LICENSING REVIEW

By Anthony Griffin, Licensing Administrator

GET READY FOR THE UPCOMING LICENSE RENEWAL

This year is a license renewal year. We encourage all licensees to prepare early to ensure a smooth, successful renewal. Here are some renewal reminders:

- June 15, 2026 – Commission begins accepting license renewals online, by mail, or in person at the Commission office. Licensees will be notified when renewal opens. **The Commission cannot accept renewals prior to June 15, 2026.**
- August 31, 2026 - Deadline to renew your current license without incurring the \$150 late penalty
- September 30, 2026 - Deadline to have 15 hours of CE coursework completed AND submitted to the Commission, if you want an **active** license on October 1, 2026
- Renewal reminder postcards will be mailed to licensees who have not renewed by mid-July.
- We need you to update your contact information with the Commission so you will not miss any renewal information.
 - Log in to **Online Services** using the email address on file with the Commission and your password.
 - If you experience any issues, you can update your email address and reset your password directly from the website.
 - Verify your contact information and update it if necessary. If it has been more than one year since your last login, the system will require you to complete this verification.

If you have questions or need to update your contact information, you can email the Commission at arec@arec.alabama.gov or call 334-242-5544.

MYTH REGARDING REFERRAL AND RETIRED STATUSES BUSTED!



The Licensing Division receives inquiries from licensees who have retired or taken a break from active involvement in real estate and wish to place their licenses on “referral or retired” status. Many are interested in being inactive but wish to make referrals to other licensees for a fee. However, the Alabama Real Estate Commission does not have a license status for “referral” nor “retired.” A real estate license can only be placed on “active” or “inactive” status.

If you wish to make referrals to other licensees for a fee, then you must maintain an active real estate license, meaning it must be registered under an active qualifying broker and company license. You must also complete 15 hours of continuing education in order to maintain an active license during each licensing period. There is no difference between maintaining an active license to make referrals for a fee and maintaining an active license to list, sell, lease, or engage in other real estate activities.

Also, the Commission does not have a list of companies and brokers who hold licenses for licensees who wish to only make referrals. It is the responsibility of licensees to research a company and a broker who will accommodate those who wish only to engage in making referrals.



NOTIFICATION REQUIREMENTS ARE NOT OPTIONAL

We are continuing to see cases involving licensees who have failed to notify us of either the filing of a lawsuit or the institution of criminal proceedings against them. **REMEMBER...These notifications are not optional! They are required under Alabama license law.** The law requires that notification to the Commission be made at both the inception and conclusion of either a civil lawsuit or a criminal proceeding. Sections 34-27-31(j) and 34-27-31(k) of the *Code of Alabama 1975* set forth the specific steps for notification to comply with the law.

CIVIL LAWSUIT

Initial Notification

“Each licensee shall notify the commission within 10 days after notice to him or her of a civil summons and complaint against him or her, if the subject matter of the civil complaint involves a real estate transaction or involves the goodwill of an existing real estate business. The notification shall be in writing by certified mail and shall include a copy of the summons and complaint.”

Final Disposition

“Each licensee shall notify the commission in writing by certified mail within 10 days that a civil action in which he or she was a defendant, and which involved a real estate transaction, or the goodwill of a real estate business has resulted in a judgment or been dismissed. The notification shall be in writing and shall include a copy of the court order or other document giving the licensee notice.”

CRIMINAL ACTION

Initial Notification

“Each licensee shall notify the commission within 10 days of the institution of any criminal prosecution against him or her. The notification shall be in writing by certified mail and shall include the specific charge made against the licensee together with a copy of any indictment or information alleging the charges.”

Final Disposition

“Each licensee shall notify the commission in writing by certified mail within 10 days after he or she receives notice that any criminal verdict has been rendered against him or her, or that a criminal action pending against him or her has been dismissed.”

Please note: While a civil lawsuit must only be reported if it involves a real estate transaction or the goodwill of an existing real estate business, the same is NOT true of a criminal action. All criminal actions against a licensee must be reported, regardless of whether or not they involve real estate.





EDUCATION CORNER

By Ryan Adair, Education Director

CE REQUIREMENTS REMINDER

As soon as this even-numbered year of 2026 started, most licensees probably began immediately thinking about license renewal and CE courses. This is a great time to start taking CE courses rather than waiting until September. As a reminder, here are the current CE requirements:

Salespersons

- 3-hour *Risk Management: Initial Contact to Accepted Offer* course
- 12 hours of elective CE courses



Associate and Qualifying Brokers

- 3-hour *Risk Management: Initial Contact to Accepted Offer* course
- 3-hour *Mandatory Broker CE Course*
- 9 hours of elective CE courses

These courses may be taken through distance education or in the classroom. Please use [Course Search](#) on the Commission's website to find available courses.

Save yourself the last-minute rush and anxiety that accompany waiting until the last minute to take CE courses for renewal of an active license. Go ahead and take them now to satisfy the renewal requirement and to improve your real estate knowledge.





TWO DIFFERENT EDUCATION REQUIREMENTS



Licensees who are also members of the National Association of REALTORS® (NAR) have two different education requirements: license renewal with the Commission and REALTOR® membership with your local board or association.

Different courses and different deadlines can be confusing.

NAR requires two courses to be completed upon becoming a member and every three years thereafter. These courses are Fair Housing/Anti-Bias and Code of Ethics. This requirement is based on a licensee’s REALTOR® membership...not a license. If this education requirement is not satisfied by the identified deadline, the REALTOR® membership is placed on inactive status affecting benefits such as use of the MLS.

The Commission requires 15 hours of CE courses every two years. The deadline is September 30 of every even year when licenses are renewed. All licensees must complete a mandatory Risk Management course, and everyone with a qualifying or associate broker license must also complete the Mandatory Broker CE Course. The remainder of the 15 hours must be elective courses approved by the Commission. If the education requirement is not satisfied by the identified deadline (meaning the CE credit is not in your Commission record), the license is automatically placed on inactive status affecting listings and closings.

It may be possible to “kill two birds with one stone” and find the two NAR-required courses being offered for CE credit. However, this will need to be confirmed with both a local association of REALTORS® and the Commission.

Make sure both education requirements are being satisfied to avoid an inactive license and/or an inactive REALTOR® membership.



KEEP CURRENT WITH YOUR CONTACT INFORMATION

MAKE SURE THESE ARE CORRECT WITH THE COMMISSION:

- RESIDENCE ADDRESS • BUSINESS ADDRESS
- EMAIL • PHONE NUMBER

VISIT OUR WEBSITE: AREC.ALABAMA.GOV

USE THE ONLINE SERVICES LOGIN [Online Services Login](#) TO UPDATE YOUR INFORMATION

THE COMMISSION MUST BE NOTIFIED OF THIS CHANGE WITHIN **30 DAYS**

SECTION 34-27-35(G)



DISCIPLINARY ACTIONS

Penalties for violations of the Real Estate License Law and Commission rules vary depending upon the particular facts and circumstances present in each case. Due to space limitations in The Update, a complete description of the facts cannot be reported below.

The following pleaded guilty or were found guilty of violating Section 34-27-36(a)(16) for presenting to the Alabama Real Estate Commission, as payment for a fee or fine, a check which was returned unpaid by the bank upon which it was drawn. *NOTE: The cases below were adjudicated prior to the October 1, 2025, implementation of Act 2025-380, which states that presenting a "bad check" to the Commission is no longer a license law violation.*

Susan Cooper (License #94306)
Associate Broker; Columbus, Georgia
Date of Hearing: November 20, 2025
Fined \$100

Mario Antree Walker (License #126303)
Salesperson; Huntsville, Alabama
Date of Hearing: November 20, 2025
Fined \$150

Gerald Lynderrick Davis Sr. (License #128638)
Associate Broker; Athens, Alabama
Date of Hearing: October 23, 2025
Fined \$100

Christy Darden (License #95042)
Broker; Helena, Alabama
Date of Hearing: September 18, 2025
Fined \$150

Cynthia Dickerson (License #162767)
Salesperson; Gordon, Alabama
Date of Hearing: September 18, 2025
Fined \$100

Daniel Clark Gillham (License #107886)
Salesperson; Pell City, Alabama
Date of Hearing: September 18, 2025
Fined \$100

Laura Harbin (License #173137)
Salesperson; Huntsville, Alabama
Date of Hearing: September 18, 2025
Fined \$100

Terri McClain Jones (License #65993)
Qualifying Broker; Birmingham, Alabama
Date of Hearing: September 18, 2025
Fined \$100

Joseph Messinger (License #170652)
Salesperson; Seale, Alabama
Date of Hearing: September 18, 2025
Fined \$150

Breanna Neal (License #139716)
Salesperson; Homewood, Alabama
Date of Hearing: September 18, 2025
Fined \$500

Carla Norman (License #106570)
Qualifying Broker; Andalusia, Alabama
Date of Hearing: September 18, 2025
Fined \$250

Sarah Smith (License #123064)
Salesperson; Heflin, Alabama
Date of Hearing: September 18, 2025
Fined \$150

Andrea Faith Way-Sodden (License #169439)
Salesperson; Samson, Alabama
Date of Hearing: September 18, 2025
Fined \$100

Cedelia Bryant Boyd (License #113544)
Qualifying Broker; Meridianville, Alabama
Date of Hearing: August 21, 2025
Fined \$100

Julie Webb (License #170778)
Salesperson; Huntsville, Alabama
Date of Hearing: August 21, 2025
Fined \$100

Shannon Rae Sharpe (License #149283)
Qualifying Broker; Troutman, North Carolina
Date of Hearing: June 20, 2024
Fined \$2,500 and License Revoked



DISCIPLINARY ACTIONS TAKEN, CONT.

Ellis Foster Jr. (License #106052 - Qualifying Broker; Mobile, Alabama) was found guilty of violating Section 34-27-36(a)(19) in that he disregarded any rule, regulation, or order of the Commission by violating Rule 790-X-3-.15 in that he, as a qualifying broker, failed to properly supervise his company including, but not limited to, failing to take action to prevent a new or existing licensee from violating state, federal, local, or license law while conducting licensed activity, when the supervising broker or branch broker has actual knowledge or should reasonably have actual knowledge of the impending violation and guilty of violating Section 34-27-36(a)(1) in that he procured for himself by fraud, misrepresentation, or deceit, or by making a material misstatement of fact in an application for a license.

Date of Hearing: February 19, 2026

Fined \$500

Eluxe Realty Group (License #172823 - Company; Mobile, Alabama) was found guilty of violating Section 34-27-36(a)(19) in that it disregarded any rule, regulation, or order of the Commission by violating Rule 790-X-2-.07 for failing to identify the place of business with a sign which sets out the name of the company as licensed with the Commission; and guilty of violating Section 34-27-36(a)(19) in that it disregarded any rule, regulation, or order of the Commission by violating Section 34-27-35(a) in that it did not publicly display any license certificates at the address which appeared on the license certificates; and guilty of violating Section 34-27-36(a)(1) in that it procured for itself by fraud, misrepresentation, or deceit, or by making a material misstatement of fact in an application for a license.

Date of Hearing: February 19, 2026

Fined \$750

Christian Nicole Ivey (License #106501 - Associate Broker; Clanton, Alabama) was found guilty of violating Section 34-27-36(a)(26) by engaging in conduct which constitutes or demonstrates dishonest dealing, bad faith, or untrustworthiness.

Date of Hearing: February 19, 2026

Fined \$250

Brandon Spivey (License #143959 - Salesperson; Eclectic, Alabama) was found guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Section 34-27-31(j), to notify the Commission of the institution of a civil summons that involved a real estate transaction.

Date of Hearing: February 19, 2026

Fined \$500

Cindy Ruscin (License #51108 - Associate Broker; Opelika, Alabama) was found guilty of violating Section 34-27-36(a)(19) in that she disregarded any rule, regulation, or order of the Commission by violating Rule 790-X-3-.15 in that she, as a qualifying broker, failed to properly supervise her company including, but not limited to, failing to take action to prevent a new or existing licensee from violating state, federal, local, or license law while conducting licensed activity, when the supervising broker or branch broker has actual knowledge or should reasonably have actual knowledge of the impending violation.

Date of Hearing: February 19, 2026

Fined \$250

Ruscin Realty (License #111106 - Company; Auburn, Alabama) was found guilty of violating Section 34-27-36(a)(19) in that it disregarded any rule, regulation, or order of the Commission by violating Rule 790-X-2-.07 in that it did not identify the place of business with a sign which sets out the name of the company as licensed with the Commission and found guilty of violating Section 34-27-36(a)(19) in that it disregarded any rule, regulation, or order of the Commission by violating Section 34-27-35(a) in that it did not publicly display any license certificates at the address which appeared on the license certificates.

Date of Hearing: February 19, 2026

Fined \$500

DISCIPLINARY ACTIONS TAKEN, CONT.

Lower Alabama Real Estate Services LLC (Unlicensed Company; Fairhope, Alabama) was found guilty of violating Section 34-27-30 which requires a company to have a license issued by the Commission prior to attempting to negotiate the listing, sale, exchange, purchase, rental, or leasing of real estate situated in Alabama.

Date of Hearing: January 15, 2026

Fined \$2,500

Mark Davis (License #101462 - Salesperson; Fairhope, Alabama) was found guilty of violating Section 34-27-36(a)(26) by performing conduct which constitutes or demonstrates dishonest dealings, bad faith, or untrustworthiness.

Date of Hearing: January 15, 2026

Fined \$2,500

Lisa Epps (License #134028 - Salesperson; Meridianville, Alabama) was found guilty of violating Section 34-27-36(a)(26) by engaging in conduct which constitutes or demonstrates dishonest dealings, bad faith, or untrustworthiness.

Date of Hearing: January 15, 2026

Fined \$1,000

Sylvia Hinson (License #70041 - Associate Broker; Orange Beach, Alabama) and **Aqua Waters Realty & Management LLC** (License #97960 - Company; Orange Beach, Alabama) was found guilty of violating Section 34-27-26(a)(8) by failing, within a reasonable time, to properly account for or remit money coming into their possession which belonged to others, or commingling money belonging to others; guilty of violating Section 34-27-36(a)29 by failing within a reasonable time to provide information requested by the Commission during an investigation.

Date of Hearing: January 15, 2026

Sylvia Hinson – Fined \$4,500; License Revoked

Aqua Waters Realty & Management LLC – Fined \$3,000; License Revoked

Hinson Realty Group (License #154423 - Company; Orange Beach, Alabama) was found guilty of violating 34-27-36(a)(19) by failing, in accordance with Section 34-27-82(c) to provide as soon as reasonably possible written disclosure forms for signature to their clients describing services that are available to clients and customers of real estate brokerage companies; guilty of violating Section 34-27-36(a)(19) by failing in accordance with Rule 790-X-3-.04 to provide an estimated closing statement to one of their clients when procuring from or presenting an offer to the client; and guilty of violating Section 34-27-36(a)(19) by failing in accordance with Section 34-27-81(11) to obtain written informed consent of all parties before acting as the agent for both the buyer and seller in the same contemplated real estate transaction.

Date of Hearing: January 15, 2026

Fined \$1,500; License Revoked

Jason Marquis (License #89887-2 - Associate Broker and PrePost Instructor; Pensacola, Florida) was found guilty of violating Section 34-27-36(a)(19) by failing, in accordance with section 34-27-31(j), to notify the Commission within 10 days of his arrest and guilty of violating Section 34-27-36(a)(19) by failing, in accordance with section 34-27-31(k), to notify the Commission within 10 days of receiving notice of the disposition of criminal charges against him.

Date of Hearing: January 15, 2026

Fined \$2,000

Tyler Morgan (License #116544 - Salesperson; Foley, Alabama) was found guilty of violating Section 34-27-36(a)(19) by violating or disregarding any provision of this chapter or any rule, regulation, or order of the Commission by not paying a fine ordered by the Commission within 30 days.

Date of Hearing: January 15, 2026

Fined \$750

DISCIPLINARY ACTIONS TAKEN, CONT.

Elaine Sessions (License #8783 - Associate Broker; Mobile, Alabama) was found guilty of violating Section 34-27-36(a)(6) by publishing or causing to be published an advertisement which deceives or which is likely to deceive the public, or which in any manner tends to create a misleading impression.

Date of Hearing: January 15, 2026

Fined \$100

Tim Reddock (License #47936 - Qualifying Broker; Birmingham, Alabama), **Southeast Commercial Partners LLC** (License #87539 - Company; Bessemer, Alabama), and **Southeast Commercial Partners LLC dba Southeast Living Realty** (License #124786 - Company; Bessemer, Alabama) were found guilty of violating Section 34-27-36(a)(28) by failing or refusing on demand to produce a document, book, or record in their possession concerning a real estate transaction and guilty of violating Section 34-27-36(a)(29) by failing within a reasonable time to provide information requested by the Commission during an investigation.

Date of Hearing: January 15, 2026

Tim Reddock - Fined \$10,000; License Suspended until April 23, 2026

Southeast Commercial Partners LLC – Fined \$2,000

Southeast Commercial Partners LLC dba Southeast Living Realty – Fined \$2,000



Robert Hanley (License #81274 - Lapsed Salesperson; Milton, Florida) was found guilty of violating Section 34-27-30 by performing activities that require a real estate license without holding a license.

Date of Hearing: November 20, 2025

Fined \$2,500

Cynthia Hanley (License #105310 - Qualifying Broker; Milton, Florida) was found guilty of violating Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent Section 34-27-30 through having Robert Hanley perform, without a license, activity that requires a license issued by the Commission and guilty of violating Section 34-27-36(a)(19) or disregarding Rule 790-X-3-.15(2) by allowing a person not licensed by the Commission to engage in activities requiring a license on behalf of the qualifying broker or company.

Date of Hearing: November 20, 2025

Fined \$5,000

Found It AI LLC (License #111833 - Company; Milton, Florida) was found guilty of violating Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent Section 34-27-30 through having a licensee perform, without a license, activity that requires a license issued by the Commission.

Date of Hearing: November 20, 2025

Fined \$2,500

Coastal View Vacations Inc. (License #167166 - Company; Orange Beach, Alabama) was found guilty of violating Section 34-27-30, which requires a company to have a license issued by the Commission before renting or listing for rent properties of others for valuable consideration.

Date of Hearing: November 20, 2025

Fined \$5,000



DISCIPLINARY ACTIONS TAKEN, CONT.

Simpson Properties Group LLC (License #97211 - Company; Orange Beach, Alabama), **Craig Patrick Simpson** (License #107737 - Salesperson; Orange Beach, Alabama), **William Michael (Bill) Jardine** (License #112521 - Salesperson; Johannesburg, Michigan), and **Debora Marie Panos** (License #119122 - Associate Broker; Allen, Texas) were found guilty of violating Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent Section 34-27-30 through having Coastal View Vacations Inc. perform, without a license, activity that requires a license issued by the Commission and guilty of violating Section 34-27-36(a)(11) by paying any profit, compensation, commission, or fee to or dividing any profit, compensation, commission, or fee with Coastal View Vacations Inc., which was not licensed by the Commission.

Date of Hearing: November 20, 2025

Simpson Properties Group LLC – Fined \$1,500

Craig Patrick Simpson – Fined \$1,500; Required to complete a Broker Management course

William Michael (Bill) Jardine – Fined \$1,500; Required to complete a Broker Management course

Debora Marie Panos - Fined \$1,500; Required to complete a Broker Management course

Michael Frank Miller (License #63555 - Inactive Associate Broker; Birmingham, Alabama) was found guilty of violating Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent Section 34-27-30 through having Coastal View Vacations Inc. perform, without a license, activity that requires a license issued by the Commission; guilty of violating Section 34-27-36(a)(11) by paying any profit, compensation, commission, or fee to or dividing any profit, compensation, commission, or fee with Coastal View Vacations Inc., which was not licensed by the Commission; and guilty of violating or disregarding Rule 790-X-3-.15(3) by allowing, as a qualifying broker, licensees under him to conduct licensed activity for a company under which the licensees were not licensed.

Date of Hearing: November 20, 2025

Fined \$4,000

Chester Riggs (License #40793 - Qualifying Broker; Montgomery, Alabama) and **Riggs Real Estate LLC** (License #76218 - Company; Montgomery, Alabama) were found guilty of violating Section 34-27-36(a)(8) by failing, within a reasonable time, to properly account for the security deposits of others coming into their possession; guilty of violating Section 34-27-36(a)(8) by commingling the funds of others in the rental income account with their own funds; and guilty of violating Section 34-27-36(a)(29) by failing, within a reasonable time, to provide information requested by the Commission during an investigation.

Date of Hearing: November 20, 2025

Chester Riggs – Fined \$4,500

Riggs Real Estate LLC – Fined \$4,500

Ryan Gravois (License #114781 - Salesperson; Birmingham, Alabama) was found guilty of violating Section 34-27-36(a)(6) by publishing or causing to be published an advertisement to deceive or which is likely to deceive the public, or in which any manner tends to create misleading information; guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Section 34-27-31(j), to notify the Commission of his arrest within ten days; and guilty of violating Section 34-27-36(a)(29) by failing, within a reasonable time, to provide information requested by the Commission during an investigation or after a formal complaint has been filed.

Date of Hearing: November 20, 2025

Fined \$4,500

Danny Sullivan (License #89759 - Qualifying Broker; Owens Cross Roads, Alabama) was found guilty of violating Section 34-27-36(a)(19) by violating or disregarding Rule 790-X-3-15 by failing to ensure that the company's advertisements or its licensees' advertisements conform with license laws and regulations and guilty of violating Section 34-27-36(a)(19) by violating or disregarding Rule 790-X-.15(3) by allowing, as a qualifying broker, licensees under him to conduct licensed activity for a company under which the licensees were not licensed.

Date of Hearing: November 20, 2025

Fined \$2,500

DISCIPLINARY ACTIONS TAKEN, CONT.

Stephanie Gothart (License #94329 - Salesperson; Harvest, Alabama) was found guilty of violating Section 34-27-36(a)(15) by being a salesperson and advertising herself as a real estate agent without the name or trade name of the qualifying broker or company under whom she is licensed appearing prominently on the advertising; guilty of violating Section 34-27-36(a)(14) by accepting a commission or other valuable consideration for performing any act for which a license is required from someone who was not her qualifying broker; guilty of violating Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent Section 34-27-30 through having Gothart Property Management LLC perform, without a license, activity that requires a license issued by the Commission; and guilty of violating Section 34-27-36(11) by paying any profit, compensation, commission, or fee to or dividing any profit, compensation, commission, or fee with Gothart Property Management LLC, which was not licensed by the Commission.

Date of Hearing: November 20, 2025

Fined \$7,000

Gothart Property Management LLC (License #171135 - Company; Huntsville, Alabama) was found guilty of violating Section 34-27-30 by failing to be licensed by the Commission before renting or listing for rent properties of others for valuable consideration and guilty of violating Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent Section 34-27-30 by having the company perform, without a license, activity that requires a license issued by Commission.

Date of Hearing: November 20, 2025

Fined \$3,500

Lyly Dutcher (License #144937 - Salesperson; Fairhope, Alabama) was found guilty of violating Section 34-27-36(a)(19), in accordance with Section 34-27-31(j) by failing to notify the Commission within 10 days of two separate arrests and of violating Section 34-27-36(a)(19), in accordance with Section 34-27-31(k) by failing to notify the Commission within 10 days of receiving notice of the disposition of a case.

Date of Hearing: October 23, 2025

Fined \$300

Vincent Alonzo (License #83309 - Associate Broker; Birmingham, Alabama) was found guilty of violating Section 34-27-36(a)(15) by advertising himself as a real estate agent without the name or trade name of his qualifying broker or company under whom he was licensed appearing prominently on the advertising.

Date of Hearing: September 18, 2025

Fined \$500

Daniel Thompson (License #118320 - Qualifying Broker; Birmingham, Alabama) was found guilty of violating Section 34-27-36(a)(19) by violating or disregarding any provision of this chapter or any rule, regulation, or order of the Commission by failing to comply with Section 34-27-31(j) in that he did not notify the Commission of the institution of criminal charges filed against him in two separate instances and guilty of violating Section 34-27-36(a)(19) by violating or disregarding any provision of this chapter or any rule, regulation, or order of the Commission by failing to comply with Section 34-27-31(k) in that he did not notify the Commission within ten days of the disposition of criminal charges against him related to an arrest.

Date of Hearing: August 21, 2025

Fined \$3,000



DISCIPLINARY ACTIONS TAKEN, CONT.



Corey Milner (License #131630 - Salesperson; Birmingham, Alabama) was found guilty of violating Section 34-27-36(a)(15) by placing advertisements on websites involving real estate without the name or trade name of her qualifying broker or company appearing prominently in the advertisements.

Date of Hearing: June 26, 2025

Fined \$250

Sunday Stephens (License #87289 - Salesperson; Helena, Alabama) was found guilty of violating Section 34-27-36(a)(15) by placing advertisements on websites involving real estate without the name or trade name of her qualifying broker or company appearing prominently in the advertisements.

Date of Hearing: June 26, 2025

Fined \$250

Troy Tabor (License #62115 - Salesperson; Birmingham, Alabama) was found guilty of violating Section 34-27-36(a)(2) by engaging in misrepresentation or dishonest or fraudulent acts when selling property of his own; guilty of violating Section 34-27-36(a)(6) by publishing or causing to be published an advertisement that deceived the public; guilty of violating Section 34-27-36(a)(26) by exhibiting conduct that demonstrated dishonest dealings, bad faith, or untrustworthiness; guilty of violating Section 34-27-36(a)(19) by violating or disregarding any provision of this chapter, or any rule, regulation, or order of the Commission by failing to comply with Section 34-27-31(j) in that he did not notify the Commission of the institution of criminal charges against him within ten days; in that he did not notify the Commission of a civil summons and complaint involving a real estate transaction within ten days; and in that he did not notify the Commission within ten days of a civil action, involving a real estate transaction and for which he was a defendant resulting in a judgment against him.

Date of Hearing: April 24, 2025

Fined \$8,000



Vianna Lakevia Dooley (License #119141 - Salesperson; Auburn, Alabama) was found guilty of violating Section 34-27-36(a)(19) and Rule 790-X-3-.04 by failing to see that completed estimated closing statements were in the appropriate sales files; guilty of violating Rule 790-X-3-.13 and Section 34-27-36(a)(19) for missing RECAD forms in the sales transaction files; and guilty of violating Section 34-27-36(a)(19) and Section 34-27-36(a)(15) by placing advertisements on websites involving real estate without the name or trade name of her qualifying broker or company appearing in her social media posts.

Date of Hearing: October 24, 2024

Fined \$500

Ashley Barlow (License #91505 - Qualifying Broker; Montgomery, Alabama) and **Winstar Realty** (License #27089 – Company; Montgomery, Alabama) were found guilty of violating Section 34-27-36(a)(8) by failing within a reasonable time, to properly account for or remit money coming into their possession which belongs to others.

Date of Hearing: October 23, 2025

Ashley Barlow – Fined \$1,500

Winstar Realty – Fined \$1,500

DISCIPLINARY ACTIONS TAKEN, CONT.

Henry Graham II (License #100372 - Qualifying Broker; Birmingham, Alabama) and **Graham and Company LLC** (License #7796 - Company; Birmingham, Alabama) were found guilty of violating Section 34-27-36(a)(8) by failing, within a reasonable time, to properly account for or remit money coming into their possession which belongs to others.

Date of Hearing: October 23, 2025

Henry Graham II – Fined \$500

Graham and Company LLC – Fined \$500

Laurie McGuire (License #56922 - Qualifying Broker; Athens, Alabama) was found guilty of violating Section 34-27-36(a)(19) by violating or disregarding any rule of the Commission, specifically Rule 790-X-3-.04 by not having her client acknowledge receipt of the estimated closing statement by signature on the form.

Date of Hearing: October 23, 2025

Fined \$2,500 and ordered to complete Broker Management and Risk Management courses

David L. Entrekin (License #69206 - Qualifying Broker; Birmingham, Alabama) was found guilty of violating Section 34-27-36(a)(19), by failing in accordance with Section 34-27-82(c), to provide as soon as reasonably possible written disclosure forms for signature to its clients describing the alternative types of brokerage services that are available to clients and customers of his real estate brokerage company; guilty of violating section 34-27-36(a)(19) by failing in accordance with rule 790-X-3-.04, to provide estimated closing statements to its clients when procuring from or presenting an offer to its clients; and guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Section 34-27-84(a)(6), to provide a written disclosure to all parties of the transaction that the party he was representing was his son.

Date of Hearing: September 18, 2025

Fine \$2,500; Required to complete a Risk Management course

Entrekin Brothers Homes LLC (License #73832 - Company; Homewood, Alabama) was found guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Section 34-27-82(c), to provide as soon as reasonably possible written disclosure forms for signature to its clients describing the alternative types of brokerage services that are available to clients and customers of its real estate brokerage company; guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Rule 790-X-3-.04 to provide estimated closing statements to its clients when procuring from or presenting an offer to its clients; guilty of violating Section 34-27-36(a)(19) by failing, in accordance with, Section 34-27-83 to adopt a written agency disclosure office police; and guilty of violating Section 4-27-36(a)(19) by failing, in accordance with Rule 790-X-2-.07, to identify its place of business by a sign which sets out the name of the company as licensed with the Commission.

Date of Hearing: September 18, 2025

Fined \$2,000

Christopher Burdette (License #113533 - Salesperson; Birmingham, Alabama) was found guilty of violating Section 34-37-36(a)(36) by having entered pleas of guilty to the felonies of conspiracy to operate an illegal gambling business and of money laundering.

Date of Hearing: August 21, 2025

Fined \$5,000; License revoked



THE UPDATE

ALABAMA REAL ESTATE

COMMISSION

EMPOWER, CONNECT, AND EDUCATE



EMPOWER

Empowering the real estate professional & the consumer.



CONNECT

Connecting the real estate professional & consumer to the resources they need.



EDUCATE

Educating the real estate professional & the consumer.

COMMISSIONERS

Betsy Echols, Montgomery, **Chair**
James L. Dye, Birmingham, **Vice Chair**
Kim M. Barelare, Crane Hill
Emmette Barran, Decatur
Jimmie Ann Campbell, Montgomery
Terri C. May, Tuscaloosa
Randy McKinney, Gulf Shores
Deborah Lucas Robinson, Semmes
Juanita Taggart Jones, Tuscaloosa

ALABAMA REAL ESTATE COMMISSION

Dr. Vaughn T. Poe, Executive Director
Wendy Mae Alkire, Assistant Executive Director
Lori Moneyham, Editor
Amber Moore, Graphic Designer

1201 Carmichael Way
Montgomery, AL 36106
Tel (334) 242-5544
Fax (334) 270-9118

arec.alabama.gov
arec@arec.alabama.gov



is published for the benefit of the Alabama Real Estate Industry by the Alabama Real Estate Commission.

COMMISSION MEETINGS ARE OPEN TO THE PUBLIC

All Commission meetings are open to the public and that includes real estate licensees. Commissioners welcome and encourage attendance and observation by an licensee in any location. Locations, dates, and times can be found on the Commission's website at arec.alabama.gov.

REAL ESTATE LICENSES EXPIRE SEPTEMBER 30, 2026

Remember to renew all broker, salesperson, and company licenses in every even-numbered year.

