



THE UPDATE

ALABAMA REAL ESTATE
COMMISSION
EMPOWER, CONNECT, AND EDUCATE

SPRING 2025

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- Commission Welcomes New Assistant Director
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COMMISSION WELCOMES NEW COMMISSIONERS KIM BARELARE AND JUANITA TAGGART JONES

The Commission is proud to announce the addition of two new Commissioners: Kim M. Barelare, representing the Fourth Congressional District and Juanita Taggart Jones, representing the Seventh Congressional District.

Commissioner Kim M. Barelare is an associate broker for Integrity Real Estate LLC in Crane Hill, Alabama. She has been a licensed real estate professional for more than 34 years. She has been a licensed broker since 2000 and is also a licensed continuing education instructor. Commissioner Barelare has received numerous accolades during her career including receiving the Birmingham Association of REALTORS® (BAR) 2019 REALTOR® of the Year Award; the 2017 Alabama Association of REALTORS® (AAR) Robert Jemison Award; and the 1999 and 2012 BAR Women's Council Member of the Year Award. She was also 2018 president of BAR. Commissioner Barelare has served on numerous committees for the National Association of REALTORS® (NAR), AAR, BAR, and the Women's Council of REALTORS® (WCR). In addition, she has earned the Graduate REALTOR® Institute (GRI), Certified Residential Specialist (CRS), Accredited Buyer's Representative (ABR), and Leadership Training Graduate (LTG) designations.



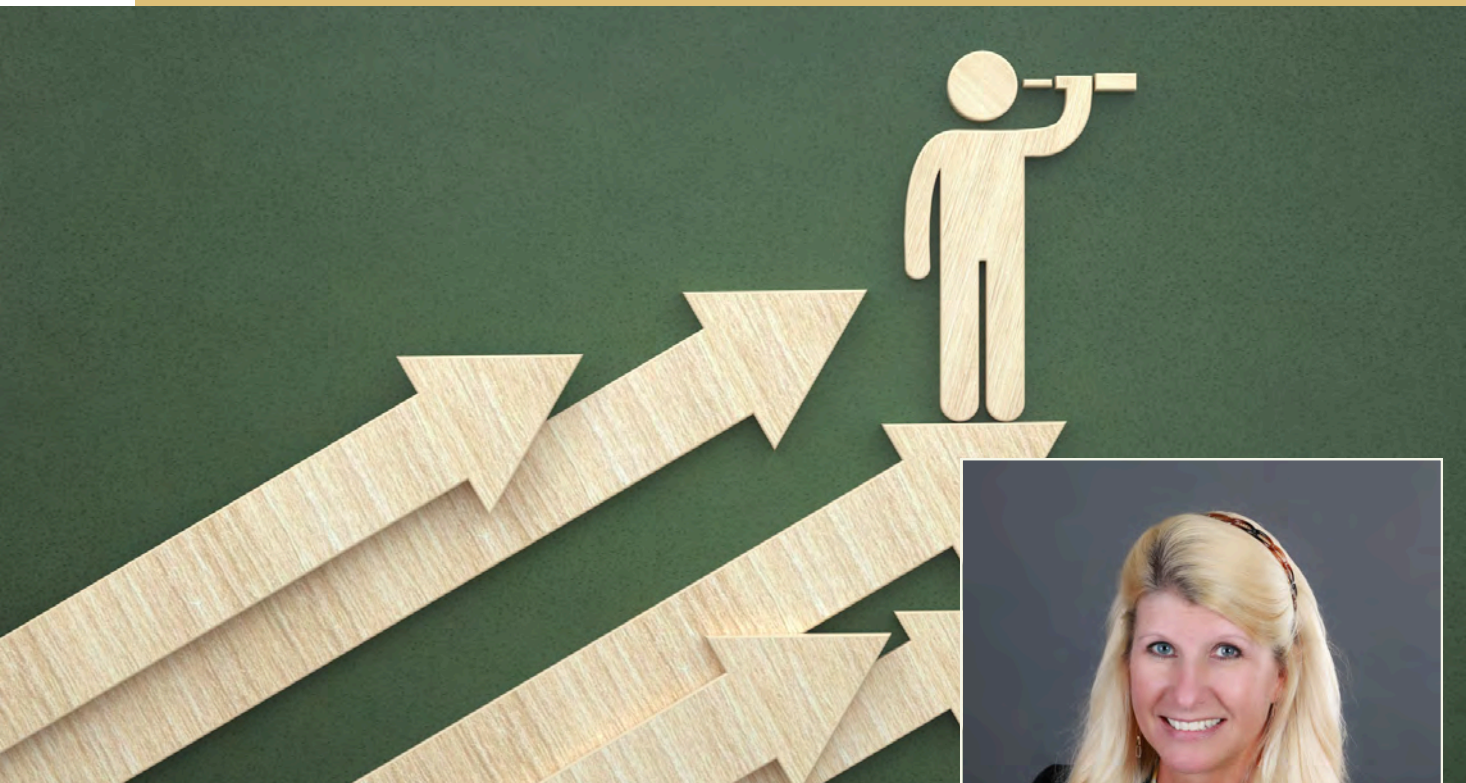
As an active member of her community, Commissioner Barelare has worked with the Cullman County Meals on Wheels program, served as a sponsor and supporter of the Vestavia Hills High School Habitat for Humanity, and is an annual supporter of the Cullman County Sheriffs Fundraiser.

Commissioner Juanita Taggart Jones, a native of Tuscaloosa, Alabama, is the dedicated Broker/Owner of Key Realty Company in Tuscaloosa. Since becoming a licensee in 2006, Commissioner Taggart Jones has constantly adapted to Alabama's evolving real estate market. When she initially signed on with her first brokerage firm in 2006, she was primarily a buyer's agent; however, she has since been able to transition her business into a multi-tiered real estate full-service company that works with buyers, sellers, landlords and investors— both in the private & corporate sector. Over the past 18 years, Commissioner Taggart Jones has been very active in the Tuscaloosa Association of REALTORS® and the Alabama Association of REALTORS® (AAR). She has served as the president of the West Alabama Multiple Listing Service and as a member of the AAR Board of Directors. In December 2022, she was sworn in as the 2023 president of the Tuscaloosa Association of REALTORS®, making her the first African-American president in the organization's 74 years of existence.



Commissioner Taggart Jones has earned several prestigious designations during her career including Accredited Buyer Representative (ABR), Real Estate Negotiation Expert (RENE), Seller Representative Specialist (SRS), E-PRO for extensive real estate technology training, and a graduate of the Realtor Institute (GRI). She is also a 2022 graduate of the Leadership AAR program for the state of Alabama. Recognizing the crippling effect of financial illiteracy, Commissioner Taggart Jones launched her nonprofit organization, "Stop the Cycle," which is dedicated to empowering youth through financial literacy. Alongside her successful real estate career, she aims to break the cycle of financial illiteracy among youth and to provide the tools, knowledge, and resources necessary for individuals to secure their financial future and, by extension, their dream of homeownership.

Commissioners Barelare and Taggart Jones join current Commissioners Randy McKinney, Chair (District 1); Jimmie Ann Campbell (District 2); Betsy Echols, Vice Chair, (District 3); Emmette Barran, (District 5); James L. Dye (District 6); Terri C. May (Consumer-at-Large); and Deborah Lucas Robinson, (Member-at-Large). A list of Commissioners and their districts can be found at arec.alabama.gov. Congratulations to Commissioners Barelare and Taggart Jones!



COMMISSION WELCOMES NEW ASSISTANT EXECUTIVE DIRECTOR



The Commission welcomed new Assistant Executive Director Wendy Mae Alkire on October 16, 2024. Ms. Alkire’s passion for real estate started in the early 1990s when she earned her “Gold Jacket” working as a licensed assistant, REALTOR®, and Relocation Director for Century 21 All Start REALTORS®, in Juneau, Alaska. In 1998, she relocated and changed professions due to her husband’s military transfer.

Prior to her appointment with the Commission, Ms. Alkire worked for the Kansas Real Estate Commission (KREC) for 17 years. She started with KREC as an investigator and worked her way up to deputy director while overseeing the compliance department.

Ms. Alkire is an active member of the Association of Real Estate License Law Officials (ARELLO). She has served on multiple committees, the Board of Directors from 2020 to 2022, and was a trustee for the ARELLO Foundation from 2021 to 2024 (chairperson in 2024). She was senior district vice-president in 2022 and currently serves as president-elect. Ms. Alkire is also a member of the National Association of REALTORS® (NAR) Professional Development Committee.

Welcome to the State of Alabama and the Commission, Ms. Alkire.

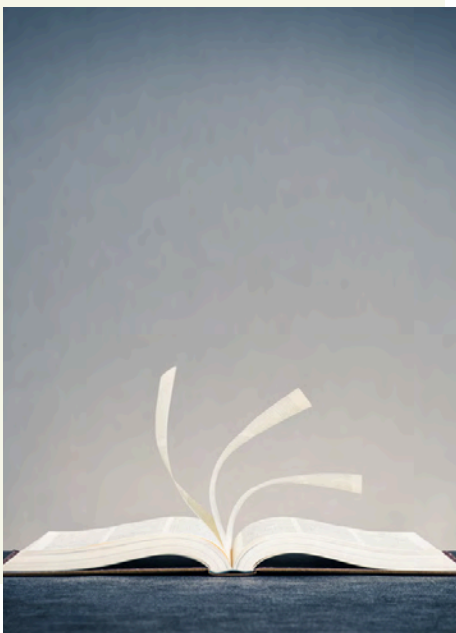




NEW RULE AMENDMENTS EFFECTIVE FOR 2025

Rule Amendments Effective February 14, 2025

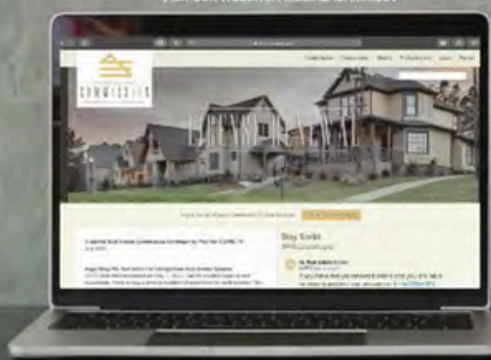
- [Amended Rule 790-X-1-.03 License Requirements](#)
- [Amended Rule 790-X-1-.05 Out-of-State Co-Brokerage Agreement](#)
- [Amended Rule 790-X-1-.06 Prelicense and Post License School Approval and Requirements](#)
- [Amended Rule 790-X-1-.18 Reciprocal License Requirements](#)
- [Amended Rule 790-X-1-.21 Distance Education Courses](#)
- [Amended Rule 790-X-2-.05 Names on Application for Licenses](#)
- [Amended Rule 790-X-2-.07 Place of Business and Signage](#)
- [Amended Rule 790-X-3-.04 Estimated Closing Statement](#)
- [New Rule 790-X-3-.16 Advertising](#)



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 34-27-350(B)



LICENSING REVIEW

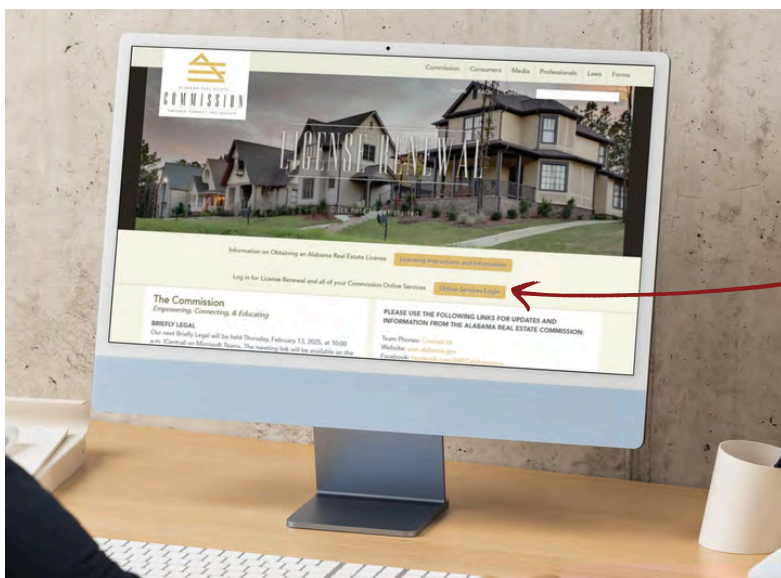
By Anthony Griffin, Licensing Administrator

QUALIFYING BROKERS WORKING WITH NEW LICENSE APPLICANTS

If you are a qualifying broker taking responsibility for new licensees, it is important and expected that you make yourself familiar with the application process so you can assist them with submitting a complete application for licensure.

Upon passing the state license examination with our examination provider, Pearson VUE, applicants are provided a pass sheet with instructions on how to apply for their license. The instructions inform them to go to the Commission's website, arec.alabama.gov, and log in by selecting the "Online Services Login" link. From their menu of Available Services, they select "New License" where they can download, complete, and print their application for licensure.

There will also be the link to Fieldprint, our vendor for state and federal background checks. They have 90 days, starting the day they pass the license examination, to mail or deliver a complete application and fees to the Commission office.



Before you sign their application accepting responsibility for the licensee, review the application with them and ensure they have completed it fully and legibly and make sure they have attached all required documentation. Make sure they have completed, or will complete, the background check process around the time they submit the application for licensure. Their background results are electronically sent to our Investigative team for review, so they will not be submitting results with their application. If they have had a conviction in their past, encourage them to include a complete explanation with the application.

Finally, make sure that the check or money order is filled out properly and signed by the authorized individual. Make sure you have signed the application in the appropriate spot and the company name and address is correct. If you cannot sign the original application page that requires your signature, we will accept a copy of the application page and your signature or digital signature.

To view detailed instructions for applicants, you can go to the Professionals and Licensing menu of our website and select "License Applications Instructions" or select the License Application Instructions quick link. Make sure applicants have read this section as well since it contains essential information on completing the fingerprint/background check process and specifics about the materials they are required to submit with their application.

When applications are received with incomplete information or missing the required documentation or fees, processing is delayed, and they are subject to be returned by the Commission. Your assistance in reviewing these applications helps you, the applicant, and the Commission by ensuring each application is complete and correct.



THE STANDARD TO DETERMINE GUILT OR INNOCENCE

The Alabama Real Estate Commission is charged with investigating allegations of license law violations. This article focuses on what standards of proof the State's attorney (an attorney with the Commission) is required to establish when both a formal complaint alleging a license law violation is drafted and what standard of proof is required when presenting the case to the Commission.

When a complaint is received by the Commission, the legal team consisting of attorneys, investigators, and additional staff, investigate and review the allegations. At this point in the process the team determines only that "probable cause" exists as the standard of proof needed to file a formal complaint. This standard simply means that there is a reasonable basis that a license law violation has occurred. If probable cause exists a formal complaint containing the allegations of license law violations is prepared. The complaint is served on the respondent (the licensee charged with a violation), usually by mail, and the respondent is notified of the date and time of a hearing.

At the hearing, the respondent will have the option to stipulate to the facts alleged in the complaint, meaning that they agree with the facts as written in the complaint. If they do stipulate, then the State's attorney does not usually put forth any witnesses and allows the respondent to speak to the Commissioners regarding mitigation, or why their consequences should be less severe. If the respondent does not stipulate, then the state will put on its case by calling witnesses and asking them questions pertaining to the allegations in the complaint.

In the cases before the Commissioners, it is the responsibility of the State's attorney to prove every essential part of their claim against the respondent by a "preponderance of the evidence." A "preponderance of the evidence" means an amount of evidence that is enough to persuade the Commissioners that the claim is more likely true than not true. When more than one claim is involved, the Commissioners will consider each claim separately. In deciding whether any fact has been proven by a preponderance of the evidence, the Commissioners may consider the testimony of all of the witnesses, regardless of who may have called them, and all of the exhibits received in evidence, regardless of who may have produced them. If the proof supports every essential part of the State's claim by a preponderance of the evidence, the Commissioners should find for the State as to that claim. If the proof fails to establish any essential part of the State's claim by a preponderance of the evidence, the Commissioners should find for the respondent as to that claim.

If found guilty by a preponderance of the evidence, the Commissioners have several different options to penalize the respondent. They can revoke or suspend a license for a particular period of time. They can fine the licensee anywhere between \$100-\$2,500 for each violation. They can require additional education or restitution to accounts containing funds for other parties. Also, they can do a combination of all of the prior mentioned penalties.





EDUCATION CORNER

By Ryan Adair, Education Director

IS YOUR LICENSE ON INACTIVE STATUS?

Even though license renewal occurred in Summer of 2024, some licensees may still need to satisfy a renewal requirement. Those who have not renewed are not able to conduct license activity until the license renewal has been processed, continuing education (CE) has been completed, and the license has been issued on active status.

After the renewal deadline of September 30, 2024, we received calls from licensees who were not aware of the license renewal deadline and were looking at paying a late fee and taking 15 hours of CE courses. Some licensees had paid the license renewal fee, but had not satisfied the CE requirement. Other licensees assumed they had 15 hours of CE in our system, but discovered that one or two courses were missing.

The best way to guarantee completion of all license renewal requirements for an active license is to log in to Online Services on our website and check your license status and your CE. If the license is inactive, it could be a result of no license renewal or a lack of CE courses.

A qualifying broker can see the status of all licensees in the company by logging in to make sure all licenses are current and active. This also allows a qualifying broker to keep track of the license renewal and CE requirement of all company licensees, as well as verify all licenses are active and have an end date of September 30, 2026. These licenses can be printed, or saved to a computer, so they are easily accessible at any time.

If you are actively engaged in real estate transactions, please check your license to make sure it is currently on active status. If it is not, feel free to call us at the Commission and we will provide any assistance you may need.



REMINDER

Online payments to the Commission will show as "State of Alabama" on credit card and bank statements.

Contact the Commission before canceling or disputing a transaction because your statement shows payment to "State of Alabama."



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.

DISPOSITION

The below 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.



Ashley Dunning

License No. 140046

Salesperson; Pinson, Alabama

Date of Hearing: January 16, 2025

Fined \$250

Christina Cain

License No. 123075

Salesperson; Millbrook, Alabama

Date of Hearing: November 21, 2024

Fined \$100

Meleah Jackson

License No. 106643

Salesperson; Meridianville, Alabama

Date of Hearing: November 21, 2024

Fined \$100

Hunter Freeman

License No. 162340

Salesperson; Sumiton, Alabama

Date of Hearing: January 16, 2025

Fined \$100

Travis Childers

License No. 80857

Salesperson; Booneville, Mississippi

Date of Hearing: November 21, 2024

Fined \$250

Kaylin Kyda

License No. 133467

Salesperson; Gulf Shores, Alabama

Date of Hearing: November 21, 2024

Fined \$100

Antonea Henton

License No. 13309

Salesperson; Birmingham, Alabama

Date of Hearing: January 16, 2025

Fined \$100

Anita Colburn

License No. 106821

Salesperson; Fort Payne, Alabama

Date of Hearing: November 21, 2024

Fined \$100

Kwanga Little

License No. 113288

Salesperson; Montgomery, Alabama

Date of Hearing: November 21, 2024

Fined \$250

Amara Qualls

License No. 161680

Salesperson; Russellville, Alabama

Date of Hearing: January 16, 2025

Fined \$500

Michelle Coram

License No. 119453

Salesperson; Hope Hull, Alabama

Date of Hearing: November 21, 2024

Fined \$100

Jacob McAllister

License No. 137206

Salesperson; Pelham, Alabama

Date of Hearing: November 21, 2024

Fined \$100

Jamise Shoaf

License No. 122766

Salesperson; Birmingham, Alabama

Date of Hearing: January 16, 2025

Fined \$150

Christina Croy

License No. 111750

Salesperson; Gadsden, Alabama

Date of Hearing: November 21, 2024

Fined \$100

Desiree Maples

License No. 117822

Salesperson; Columbiana, Alabama

Date of Hearing: November 21, 2024

Fined \$500

Gabriel Burton

License No. 145104

Salesperson; Auburn, Alabama

Date of Hearing: November 21, 2024

Fined \$100

Rebecca Danielson

License No. 135890

Salesperson; Birmingham, Alabama

Date of Hearing: November 21, 2024

Fined \$250

Carrie Patton

License No. 74785

Associate Broker; Jasper, Alabama

Date of Hearing: November 21, 2024

Fined \$100

DISCIPLINARY ACTIONS TAKEN, CONT.

Tanisha Peterson**License No. 106857**

Salesperson; Birmingham, Alabama
Date of Hearing: November 21, 2024
Fined \$100

Erica Ross**License No. 127987**

Salesperson; Birmingham, Alabama
Date of Hearing: November 21, 2024
Fined \$100

Jazmyn Danyiel Simmons**License No. 150289**

Salesperson; Gadsden, Alabama
Date of Hearing: November 21, 2024
Fined \$250

Kenyatta Sims**License No. 106731**

Salesperson; Prattville, Alabama
Date of Hearing: November 21, 2024
Fined \$100

Leslie Walker**License No. 57392**

Salesperson; Pelham, Alabama
Date of Hearing: November 21, 2024
Fined \$100

Jaime Williams**License No. 135153**

Salesperson; Columbus, Georgia
Date of Hearing: November 21, 2024
Fined \$100

Liz Wingard**License No. 32021**

Salesperson; Elkmont, Alabama
Date of Hearing: November 21, 2024
Fined \$250

Melissa Wilkins**License No. 109208**

Salesperson; Mobile, Alabama
Date of Hearing: November 21, 2024
Fined \$100

Eboni Bell**License No. 128987**

Qualifying Broker; Lilburn, Georgia
Date of Hearing: October 24, 2024
Fined \$500

Kelli Brown**License No. 108211**

Associate Broker; Oneonta, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Dan Burns**License No. 88853**

Salesperson; Birmingham, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Courtney Carter**License No. 88517**

Salesperson; Selma, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Debby Collins**License No. 82345**

Salesperson; Logan, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Michael Fields**License No. 82390**

Associate Broker; Fairfield, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Jordan Fuqua**License No. 111746**

Salesperson; Spanish Fort, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Robin Hogue**License No. 162788**

Salesperson; Pensacola, Florida
Date of Hearing: October 24, 2024
Fined \$100

Scott Langley**License No. 94491**

Qualifying Broker; Auburn, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Alice Leeth**License No. 111485**

Salesperson; Jasper, Alabama
Date of Hearing: October 24, 2024
Fined \$105

Christopher Lindsey**License No. 113166**

Qualifying Broker; Oxford, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Cathy Lockett**License No. 90450**

Qualifying Broker; Tuscaloosa, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Ebony Lockhart**License No. 124480**

Salesperson; Tuscaloosa, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Wanda McKoy**License No. 3879**

Salesperson; Trussville, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Kerry Mone**License No. 155877**

Salesperson; Pinson, Alabama
Date of Hearing: October 24, 2024
Fined \$100

Gloria Newton**License No. 33079**

Salesperson; Oxford, Alabama
Date of Hearing: October 24, 2024
Fined \$100

DISCIPLINARY ACTIONS TAKEN, CONT.

Megan Patterson**License No. 130750**

Salesperson; Guntersville, Alabama

Date of Hearing: October 24, 2024**Fined \$100****Harry Dodich****License No. 79031**

Salesperson; Spanish Fort, Alabama

Date of Hearing: September 19, 2024**Fined \$100****Terri Schaub****License No. 74151**

Salesperson; Salem, Alabama

Date of Hearing: September 19, 2024**Fined \$100****Steven Qualls****License No. 49605**

Qualifying Broker; Huntsville, Alabama

Date of Hearing: October 24, 2024**Fined \$100****Janet English****License No. 62081**

Salesperson; Spanish Fort, Alabama

Date of Hearing: September 19, 2024**Fined \$100****Bettie Slay****License No. 70538**

Salesperson; Bonifay, Alabama

Date of Hearing: September 19, 2024**Fined \$100****Ashlyn Shoup****License No. 164721**

Salesperson; Phenix City, Alabama

Date of Hearing: October 24, 2024**Fined \$100****Jacob Fuqua****License No. 134530**

Salesperson; Birmingham, Alabama

Date of Hearing: September 19, 2024**Fined \$100****Yosef Aborady****License No. 129612**

Salesperson; Mobile, Alabama

Date of Hearing: August 22, 2024**Fined \$100****Vickie Wadsworth****License No. 113309**

Qualifying Broker; Montgomery, Alabama

Date of Hearing: October 24, 2024**Fined \$100****Michael Gould****License No. 96484**

Salesperson; Birmingham, Alabama

Date of Hearing: September 19, 2024**Fined \$250****Asher Anderson****License No. 163843**

Salesperson; Mobile, Alabama

Date of Hearing: August 22, 2024**Fined \$100****Ashley Wisener****License No. 149670**

Salesperson; Falkville, Alabama

Date of Hearing: October 24, 2024**Fined \$100****Learmie James****License No. 158152**

Salesperson; Columbus, Georgia

Date of Hearing: September 19, 2024**Fined \$100****Sandra Bowden****License No. 144009**

Salesperson; Stone Mountain, Georgia

Date of Hearing: August 22, 2024**Fined \$100****Gregory Woolfolk****License No. 106158**

Associate Broker; Madison, Alabama

Date of Hearing: October 24, 2024**Fined \$100****Cindy Morgan****License No. 70053**

Salesperson; Birmingham, Alabama

Date of Hearing: September 19, 2024**Fined \$150****Colby Burk****License No. 107023**

Associate Broker; Birmingham, Alabama

Date of Hearing: August 22, 2024**Fined \$500****Pam Baker****License No. 120144**

Salesperson; Scottsboro, Alabama

Date of Hearing: September 19, 2024**Fined \$150****John Robinson****License No. 119386**

Salesperson; Birmingham, Alabama

Date of Hearing: September 19, 2024**Fined \$100****Kalven Goreal****License No. 164226**

Salesperson; Modesto, California

Date of Hearing: August 22, 2024**Fined \$100****Jason Button****License No. 117428**

Salesperson; Troy, Alabama

Date of Hearing: September 19, 2024**Fined \$100****Jennifer Romano****License No. 109252**

Salesperson; Daphne, Alabama

Date of Hearing: September 19, 2024**Fined \$100****Richard Dylan Johnson****License No. 112992**

Salesperson; Montgomery, Alabama

Date of Hearing: August 22, 2024**Fined \$100**

DISCIPLINARY ACTIONS TAKEN, CONT.

Kelley Janae Larkin**License No. 153668**

Salesperson; Mobile, Alabama

Date of Hearing: August 22, 2024

Fined \$100**Michael Lattrell****License No. 152019**

Salesperson; Semmes, Alabama

Date of Hearing: August 22, 2024

Fined \$100**Roger Russaw****License No. 151541**

Salesperson; Bothell, Washington

Date of Hearing: August 22, 2024

Fined \$500**Randall Striblin****License No. 150609**

Salesperson; Carrollton, Georgia

Date of Hearing: August 22, 2024

Fined \$100**Jason Will & JWRE Birmingham LLC****License No. 88702**

Qualifying Broker; Pelham, Alabama

Date of Hearing: August 22, 2024

Fined \$100**Edwin Thornhill Jr.****License No. 90399**

Salesperson; Tuscaloosa, Alabama

Date of Hearing: August 22, 2024

Fined \$100**Kathryn Whalley****License No. 164731**

Salesperson; Tuscaloosa, Alabama

Date of Hearing: August 22, 2024

Fined \$150**Clayborne P. Williams IV****License No. 153652**

Salesperson; Clio, Alabama

Date of Hearing: August 22, 2024

Fined \$100**Cynthia Carroll Bentley****License No. 133176**

Salesperson; Trussville, Alabama

Date of Hearing: August 22, 2024

Fined \$100**Crystal Shuntae White****License No. 146118**

Salesperson; Mobile, Alabama

Date of Hearing: August 22, 2024

Fined \$100**Wilda Hameen****License No. 158939**

Salesperson; Cullman, Alabama

Date of Hearing: June 20, 2024

Fined \$100**Aurelia Johnson****License No. 93962**

Qualifying Broker; Montgomery, Alabama

Date of Hearing: June 20, 2024

Fined \$100**Larissa Hall****License No. 113657**

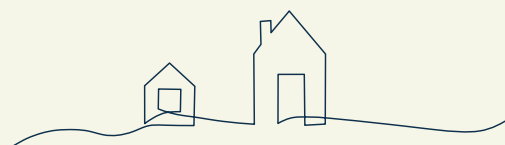
Salesperson; Dale, Alabama

Date of Hearing: May 23, 2024

Fined \$150**Shawntee Deon (Shawn) Marrow****License No. 113723**

Salesperson; Madison, Alabama

Date of Hearing: May 23, 2024

Fined \$250**DISPOSITION**

The below pleaded guilty of violating Section 34-27-36(a)(14), which prohibits licensees from being paid by anyone other than their qualifying broker for licensed activity.

Horizon Realty LLC**License No. 152002**

Company; Madison, Alabama

Date of Hearing: January 16, 2025

Fined \$250**Shareika Denise Washington (formerly Cook)****License No. 109814**

Qualifying Broker of Horizon Realty LLC; Madison, Alabama

Date of Hearing: January 16, 2025

Fined \$250**DISPOSITION**

The below were found guilty of violating Section 34-27-36(a)(19) in accordance with Rule 790-X-3-.04 by failing to provide estimated closing statements to their clients when procuring the offer from their clients; Section 34-27-36(19), in accordance with Section 34-27-82(c) by failing to provide as soon as reasonably possible written disclosure forms for signature to their clients and customers; and Section 34-27-36(a)(8) by failing, within a reasonable time, to properly account for or remit money coming into their possession which belonged to others.

Southern Realty & Property**Management LLC****License No. 133490**

Company; Montgomery, Alabama

Date of Hearing: January 16, 2025

Fined \$4,500 and License Revoked**Caroline Motley****License No. 112263**

Qualifying Broker of Southern Realty & Property Management LLC; Cecil, Alabama

Date of Hearing: January 16, 2025

Fined \$4,500 and License Revoked

DISCIPLINARY ACTIONS TAKEN, CONT.

DISPOSITION

The below 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 belonged to others.

Folio Property Management

License No. 128771

Company; Huntsville, Alabama

Date of Hearing: January 16, 2025

Fined \$2,500

William Adam Hall

License No. 102832

Qualifying Broker of Folio Property Management; Huntsville, Alabama

Date of Hearing: January 16, 2025

Fined \$2,500 and License Revoked

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(8) by failing to properly account for or remit money coming into their possession which belonged to others.

Julie Orth

License No. 100095

Qualifying Broker; Hazel Green, Alabama

Date of Hearing: September 19, 2024

Fined \$1,000

Alford T. Norman

License No. 83283

Qualifying Broker; Birmingham, Alabama

Date of Hearing: March 21, 2024

Fined \$1,500

Empire Property Management Services LLC

License No. 103711

Company; Huntsville, Alabama

Date of Hearing: September 19, 2024

Fined \$1,000

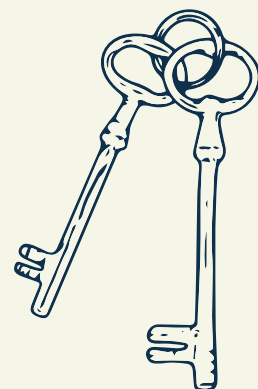
Renters Warehouse Alabama LLC

License No. 113697

Company; Birmingham, Alabama

Date of Hearing: March 21, 2024

Fined \$1,500



DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(19), in accordance with Rule 790-X-3-.04, by failing to provide estimated closing statements to their clients when procuring from or presenting an offer to their clients.

S C Tinney Holdings LLC

License No. 137104

Company; Birmingham, Alabama

Date of Hearing: January 16, 2025

Fined \$500

Ann Loyd

License No. 90517

Salesperson; Birmingham, Alabama

Date of Hearing: January 16, 2025

Fined \$500

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19), in accordance with Rule 790-X-3-.15(9), by failing, as qualifying broker, to ensure that all contracts and forms used by licensees were reviewed for accuracy and compliance with applicable statutes, regulations, and office policies.

Sean Tinney

License No. 76893

Qualifying Broker; Georgetown, Texas

Date of Hearing: January 16, 2025

Fined \$1,000



DISCIPLINARY ACTIONS TAKEN, CONT.

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Section 34-27-31(j) in that she failed to notify the Commission within 10 days of her 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 that a criminal action pending against her had been dismissed.

Andrea Melissa Macfadden

License No. 106422

Salesperson; Oxford, Alabama

Date of Hearing: October 24, 2024

Fined \$1,000

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(26) by engaging in conduct which constituted or demonstrated dishonest dealings, bad faith, or untrustworthiness; guilty of violating Section 34-27-36(a)(6) by publishing, or causing to be published, advertisements which deceive or which are likely to deceive the public or which fail to identify the person causing the advertisement to be placed as a licensed broker or salesperson; and guilty of violating Section 34-27-36(a)(15) by 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.

Melissa Ann Munford

License No. 137549

Salesperson; Opelika, Alabama

Date of Hearing: October 24, 2024

Fined \$750

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Rule 790-X-1-.15(7), to take action as a qualifying broker to prevent a licensee from violating license law.

Terri Nicole Kelly

License No. 101919

Qualifying Broker; Oxford, Alabama

Date of Hearing: October 24, 2024

Fined \$500

DISPOSITION

The below was found guilty of violating Sections 34-27-36(c)(2) and 34-27-30 by receiving valuable consideration for conducting, without a license, activity requiring a real estate license.

The D’Nija Group LLC

Unlicensed Company

Guntersville, Alabama

Date of Hearing: August 22, 2024

Fined \$500

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(14) by receiving valuable consideration from a person other than her qualifying broker.

April Lawson

License No. 87694

Associate Broker; Atlanta, Georgia

Date of Hearing: August 22, 2024

Fined \$500

DISCIPLINARY ACTIONS TAKEN, CONT.

DISPOSITION

The below were 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 their clients describing the alternative types of brokerage services that are available to clients and customers of real estate brokerage companies 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.

Sellers Realty

License No. 43750

Company; Ramer, Alabama

Date of Hearing: August 22, 2024

Fined \$5,000

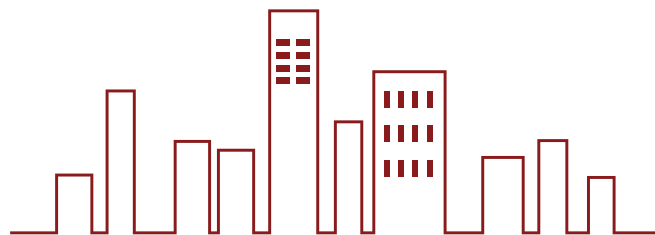
Yvonne Holston

License No. 31379

Associate Broker; Ramer, Alabama

Date of Hearing: August 22, 2024

Fined \$5,000 and License Suspended pending completion of an additional twelve hours of live disciplinary education, above the normally required continuing education hours, to include courses on License Law, Risk Management, Broker Management, and Contracts.



DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19) by failing to comply with Rule 790-X-3-.03(5), which requires brokers in a transaction that does not consummate to obtain a written agreement signed by all parties or a court order before disbursing trust funds being held by the brokerage for the transaction and guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Rule 790-X-3-.15(7) and (9), to take action to prevent a licensee from violating state law or regulations when he, as supervising broker, should have reasonably known of the impending violation, and to ensure that all contracts and forms used by the licensee were reviewed for accuracy and compliance with applicable statutes, regulations, and office policies.

Joseph Davis Sellers

License No. 46747

Qualifying Broker; Ramer, Alabama

Date of Hearing: August 22, 2024

Fined \$5,000 and License Suspended pending completion of an additional twelve hours of live disciplinary education, above the normally required continuing education hours, to include courses in License Law, Risk Management, Broker Management, and Contracts.

DISPOSITION

The below was found guilty of violating Sections 34-27-36(c)(2) and 34-27-30 by receiving valuable consideration for conducting, without a license, activity requiring a real estate license.

Stephen Sanders

Unlicensed Person

Date of Hearing: August 22, 2024

Fined \$2,500, plus an additional Fined of \$7,413 (pursuant to Section 34-27-36(c)(2) for a total Fined of \$9,913.

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(17) by establishing an association, by employment or otherwise, with an unlicensed person who expected or required to act as a licensee and guilty of violating Section 34-27-36(a)(11) by paying any profit, compensation, or fee to, or dividing any profit, compensation, commission, or fee with, anyone other than a licensee or multiple listing service.

Forest B. Butler

License No. 60840

Qualifying Broker; Mobile, Alabama

Date of Hearing: August 22, 2024

Fined \$2,000

Butler Land and Timber Company

License No. 65090

Company; Mobile, Alabama

Date of Hearing: August 22, 2024

Fined \$2,000

DISCIPLINARY ACTIONS TAKEN, CONT.

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19) by failing, in accordance with Section 34-27-84(6), to provide timely written disclosure to all parties in real estate transactions that she had personal interest in the organizations on whose behalf her brokerage company was representing.

Lindsay Jackson Davis

License No. 101025

Qualifying Broker; Birmingham, Alabama

Date of Hearing: August 22, 2024

Fined \$1,000

DISPOSITION

The below was found guilty of violating Section 34-27-36(c)(15) by promoting himself as a real estate agent without the name or trade name of his qualifying broker or the company under whom he is licensed appearing prominently on the advertising.

Andrew Maurice Johnson

License No. 117656

Salesperson; Montgomery, Alabama

Date of Hearing: August 22, 2024

Fined \$1,000

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19) by failing to comply with Section 34-27-31(j) in that the Commission was not notified in writing within ten days of receiving notice that a lawsuit, involving a real estate transaction, had been filed against the company.

D&D Property Management LLC

License No. 126034

Company; Huntsville, Alabama

Date of Hearing: September 19, 2024

Fined \$500

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(19) by failing to comply with Section 34-27-31(j) in that they failed to notify the Commission in writing within ten days of receiving notice that a civil summons or civil complaint had been filed against them.

Cody Cummings

License No. 102812

Salesperson; Alabaster, Alabama

Date of Hearing: August 22, 2024

Fined \$250

Oksana V. Leslie

License No. 124051

Salesperson; Mobile, Alabama

Date of Hearing: April 25, 2024

Fined \$500

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19) by failing to take action, as a qualifying broker, to prevent a licensee from violating license law when he had actual knowledge of the impending violation.

Carlos Long

License No. 70824

Qualifying Broker; Huntsville, Alabama

Date of Hearing: September 19, 2024

Fined \$500



DISCIPLINARY ACTIONS TAKEN, CONT.

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(27) in that she acted negligently or incompetently in performing an act for which a person is required to hold a real estate license by failing to obtain authorization for property price reductions from an owner of real estate.

Jenny Farmer

License No. 89538

Associate Broker; Section, Alabama

Date of Hearing: November 21, 2024

Fined \$500

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(27) in that he acted negligently or incompetently in performing an act for which a person is required to hold a real estate license by failing to provide documents and communicate with one of the owners of the real property.

Justin Woodson

License No. 116374

Salesperson; Montgomery, Alabama

Date of Hearing: November 21, 2024

Fined \$1,000 and ordered to complete six hours of live disciplinary education, above the normally required continuing education hours, to include courses on License Law and Risk Management.

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(27) in that he acted negligently or incompetently in performing an act for which a person is required to hold a real estate license in the negotiation of a contract by changing the wording on the addendum after the parties had signed it.

Jon Claude Smith

License No. 116349

Associate Broker; Mobile, Alabama

Date of Hearing: April 25, 2024

Fined \$1,000 and ordered to complete a Contract Writing course prescribed by the Commission, above the normally required continuing education hours.

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19) by failing to comply with Section 34-27-30 in that she was paid for performing activities that require an active real estate license while holding an inactive real estate license.

Karin W. Murphy

License No. 55312

Salesperson; Mobile, Alabama

Date of Hearing: April 25, 2024

Fined \$250

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(28) by failing to produce upon demand by the Commission documents, books, and records concerning real estate transactions conducted.

Alison Lee Fulps

License No. 77818

Qualifying Broker; Birmingham, Alabama

Date of Hearing: February 22, 2024

Fined \$2,500 and License Revoked

K & B Realty

License No. 124935

Company; Birmingham, Alabama

Date of Hearing: February 22, 2024

Fined \$2,500 and License Revoked

DISCIPLINARY ACTIONS TAKEN, CONT.

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(19) by disregarding Section 34-27-35(a) in that they failed to keep and publicly display at the branch office each license certificate of the licensees licensed under the branch office and guilty of violating Section 34-27-83 in that they failed to retain a signed acknowledgement from each licensee of the RECAD Office Policy.

Lennar Homes Coastal Realty LLC

License No. 133714

Company; Pensacola, Florida

Date of Hearing: March 21, 2024

Fined \$5,000

Mark Christopher Berry

License No. 153624

Qualifying Broker; Pensacola, Florida

Date of Hearing: March 21, 2024

Fined \$5,000

Lennar Homes Coastal Realty LLC, Branch

License No. 147481

Company; Huntsville, Alabama

Date of Hearing: March 21, 2024

Fined \$5,000

Matthew William Figlesthler

License No. 154210

Qualifying Broker; Huntsville, Alabama

Date of Hearing: March 21, 2024

Fined \$5,000

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(19) by disregarding Section 34-27-36(a)(14) which prohibits licensees from being paid by anyone other than their qualifying broker for licensed activity.

Lokation Real Estate LLC

License No. 148015

Company; Birmingham, Alabama

Date of Hearing: April 25, 2024

Fined \$2,500

Lennar Homes Coastal Realty LLC, Branch

License No. 147481

Company; Huntsville, Alabama

Date of Hearing: March 21, 2024

Fined \$2,500

Barbara S. Breland

License No. 93411

Qualifying Broker; Huntsville, Alabama

Date of Hearing: March 21, 2024

Fined \$1,500

Doris Armstrong

License No. 147404

Qualifying Broker; Birmingham, Alabama

Date of Hearing: April 25, 2024

Fined \$2,500

Mark Christopher Berry

License No. 153624

Qualifying Broker; Pensacola, Florida

Date of Hearing: March 21, 2024

Fined \$1,500

Jeannie Laura Brown

License No. 126776

Associate Broker; Pensacola, Florida

Date of Hearing: March 21, 2024

Fined \$1,500

Lennar Homes Coastal Realty LLC

License No. 133714

Company; Pensacola, Florida

Date of Hearing: March 21, 2024

Fined \$2,500

Matthew William Figlesthler

License No. 154210

Qualifying Broker; Huntsville, Alabama

Date of Hearing: March 21, 2024

Fined \$1,500



DISPOSITION

The below 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 two separate arrests; guilty of violating Section 34-27-36(23) by entering a plea of guilty to a felony; and guilty of violating Section 34-27-36(a)(19) by failing to comply with Section 34-27-31(k) in that he failed to notify the Commission within 10 days of his conviction of a felony.

Brandon Schaub

License No. 105073

Salesperson; Northport, Alabama

Date of Hearing: October 24, 2024

Fined \$500

DISCIPLINARY ACTIONS TAKEN, CONT.

DISPOSITION

The below were 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 clients describing the alternative types of brokerage services that are available to clients and customers by the 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 or customers; and guilty of violating Section 34-27-36(a)(31) by failing to keep copies of all contracts and other records pertinent to real estate transactions for three years.

Casey Bishop and Burroughs Realty

License No. 120008

Company; Birmingham, Alabama

Date of Hearing: January 18, 2024

License revoked

Willie A. Casey

License No. 34243

Qualifying Broker; Birmingham, Alabama

Date of Hearing: January 18, 2024

Fined \$4,500 and License Suspended pending completion of 15 hours of additional disciplinary education, above the normally required continuing education, in License Law, Risk Management, Contracts and Broker Management.

DISPOSITION

The below were found 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 policy which specifically enumerates the types of brokerage service arrangements a licensee may offer or accept; 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 clients describing the alternative types of brokerage services that are available to clients and customers by the 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 clients; guilty of violating Section 34-27-36(a)(19) Section 34-27-81(11) by failing 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; and guilty of violating Section 34-27-36(a)(31) by failing to keep copies of all contracts and other records pertinent to real estate transactions for three years.

Webb Realty Inc.

License No. 20888

Company; Demopolis, Alabama

Date of Hearing: January 18, 2024

License revoked

Mem S. Webb

License No. 20889

Qualifying Broker; Demopolis, Alabama

Date of Hearing: January 18, 2024

Fined \$5,000 and License Suspended pending completion of 15 hours of additional disciplinary education, above the normally required continuing education, in License Law, Risk Management, Contracts and Broker Management.

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(8) by commingling funds belonging to others with funds of the company.

Zads Property Management Group LLC

License No. 122910

Company; Harvest, Alabama

Date of Hearing: June 20, 2024

Fined \$250

William H. Brown

License No. 18762

Qualifying Broker; Opelika, Alabama

Date of Hearing: November 30, 2023

Fined \$250

April Quinyonis Quicksey

License No. 103734

Qualifying Broker; Pinson, Alabama

Date of Hearing: November 30, 2023

Fined \$250

Darrell Brown

License No. 90844

Qualifying Broker; Harvest, Alabama

Date of Hearing: June 20, 2024

Fined \$100

The Brown Agency Inc.

License No. 30661

Company; Opelika, Alabama

Date of Hearing: November 30, 2023

Fined \$250

Hart Seil Management Services LLC

License No. 118383

Company; Pinson, Alabama

Date of Hearing: November 30, 2023

Fined \$250

DISCIPLINARY ACTIONS TAKEN, CONT.

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(19) by failing to comply with Section 34-27-31(j) in that they failed to notify the Commission of the institution of criminal charges against them within ten days of their arrests.

Erica Nicole Flowers-Avery

License No. 132951

Salesperson; Montgomery, Alabama

Date of Hearing: May 23, 2024

Fined \$250

Sarah Elizabeth Hyche

License No. 78169

Qualifying Broker; Birmingham, Alabama

Date of Hearing: November 30, 2023

Fined \$250

DISPOSITION

The below was found guilty of violating Section 34-27-36(a)(19) by failing to comply with Section 34-27-31(j) in that she did not notify the Commission of the institution of a civil summons and complaint against her involving a real estate transaction and guilty of violating Section 34-27-36(a)(19) by failing to comply with Section 34-27-31(k) in that she did not notify the Commission that a civil action against her involving a real estate transaction resulted in a judgment.

Dennis Norton

License No. 96336

Qualifying Broker; Huntsville, Alabama

Date of Hearing: November 21, 2024

Fined \$1,000

Kelli Robine Meade

License No. 126327

Associate Broker; Birmingham, Alabama

Date of Hearing: November 30, 2023

Fined \$500

DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(19) by failing to comply with Section 34-27-36(a)(14) which prohibits licensees from being paid by anyone other than the qualifying broker for licensed activity.

SDHB Realty LLC

License No. 124197

Company; Pelham, Alabama

Date of Hearing: November 30, 2023

Fined \$2,500

Ashley Ellison Donaldson

License No. 83002

Qualifying Broker; Pelham, Alabama

Date of Hearing: November 30, 2023

Fined \$1,500 - While acting as Qualifying Broker for the licensed real estate company SDH Realty, salespersons or associate brokers under her received payments directly from SDH Alabama, LLC, the builder and parent company of SDH Realty (the actual licensed real estate company).

Tami Sue Owings

License No. 125635

Associate Broker; Port Saint Lucie, Florida

Date of Hearing: November 30, 2023

Fined \$1,500

Jeffrey Alfredo Hinojosa

License No. 104481

Associate Broker; Madison, Alabama

Date of Hearing: November 30, 2023

Fined \$1,500



DISPOSITION

The below were found guilty of violating Section 34-27-36(a)(19) by failing to comply with Rule 790-X-2-.07 in that there was not a sign identifying the company posted so that it is readily visible to the public; guilty of violating Section 34-27-36(a)(29) by not providing information requested by the Commission during an investigation; and guilty of violating Section 34-27-36(a)(19) by failing to comply with Rule 790-X-3-.09 by failing to allow the Commission's auditor to conduct an office inspection.

Gwen Renea Kirkland Vigon

License No. 125706

Qualifying Broker; Lillian, Alabama

Date of Hearing: November 30, 2023

Fined \$5,500

Coastal 360 LLC

License No. 126367

Company; Lillian, Alabama

Date of Hearing: November 30, 2023

Fined \$5,500

THE UPDATE

ALABAMA REAL ESTATE

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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.

