

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Kristen Ann Ladner
2598 Bridlewood Dr
Helena AL 35080

Warranty Deed

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of One Hundred Forty Seven Thousand Dollars & 00/100 (\$ 147,000.00) to the undersigned grantor, **STONE FINANCING, LLC, a Delaware Limited Liability Company** (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Kristen Ann Ladner (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the survey of Dearing Downs, 12th Addition, 2nd Phase, as recorded in Map Book 16, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 20 14 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 142,590.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, hereto set its signature and seal, this the 17th day of October, 20 14

STONE FINANCING, LLC

By: [Signature]

Miranda Mayahi
Assistant Secretary

STATE OF Texas

}

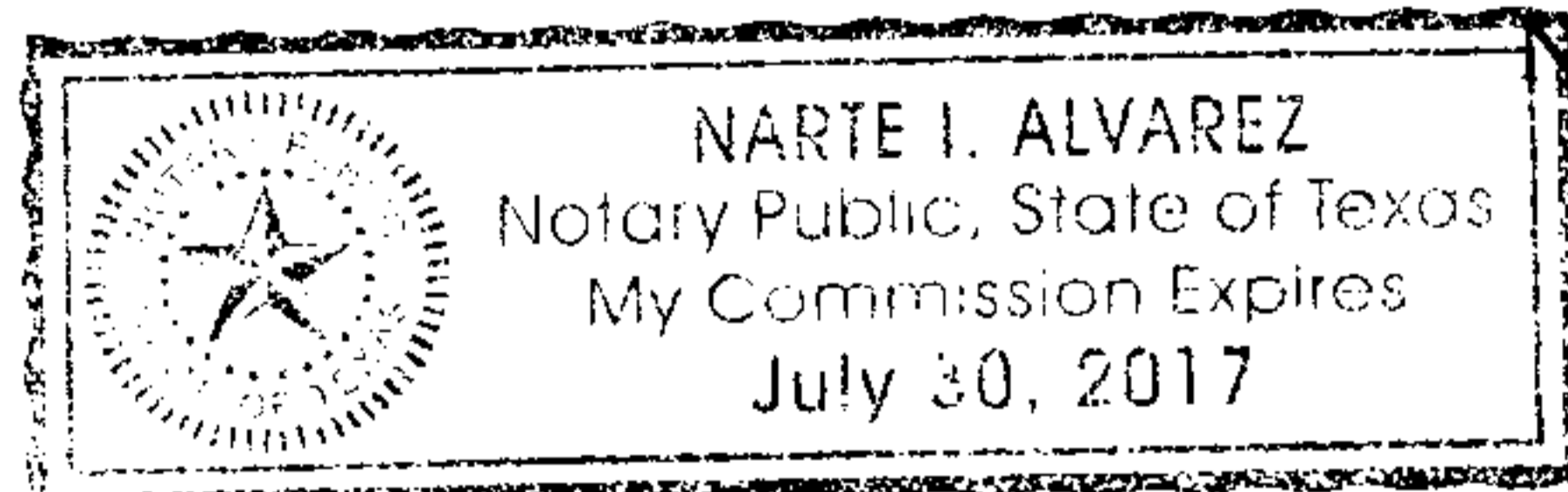
COUNTY OF Harris

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Miranda Mayahi, whose name as Assistant Sec. of **STONE FINANCING, LLC, a Delaware Limited Liability Company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 7 day of October, 2014.

[Signature]
Notary Public

My Commission Expires:



20141021000332410 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
10/21/2014 10:49:24 AM FILED/CERT

Shelby County, AL 10/21/2014
State of Alabama
Deed Tax: \$4.50

Real Estate Sales Validation Form

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

Grantor's Name Stone Financing, LLC, A Delaware Limited Liability Company
Mailing Address 16260 North 71st Street
Scottsdale, AZ 85254
Property Address 2598 Bridlewood Dr.
Helena, AL 35080

Grantee's Name Kristen Ann Ladner
Mailing Address 2598 Bridlewood Dr
, Helena AL 35080
Date of Sale October 17, 2014
Total Purchase Price \$147,000.00
or
Actual Value _____
or
Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 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 of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 16, 2014

Print Mike T. Atchison

Unattested

AC
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

