

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

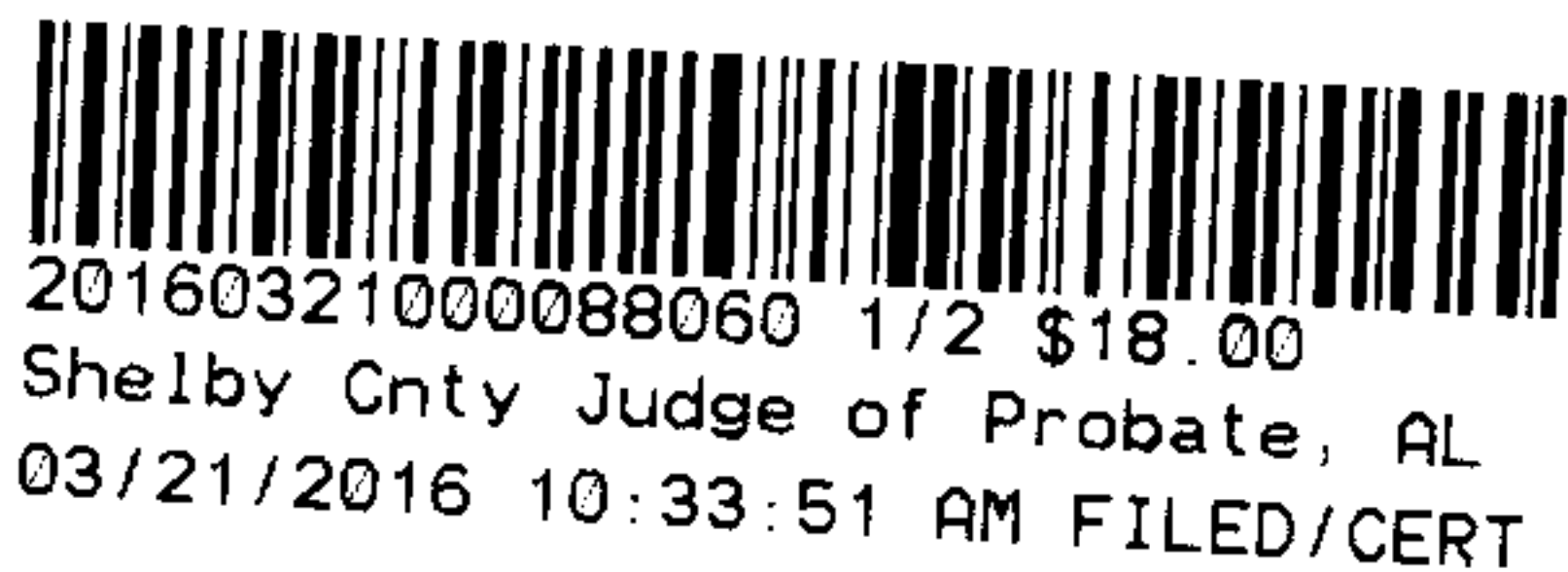
Send tax notice to:  
Caitlin Howell  
2017 Shagbark Rd  
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred twenty nine thousand, nine hundred and 00/100(\$229,900.00) DOLLARS (of which amount \$206,550.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Found Properties LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Caitlin Howell (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 828, according to the Survey of the Fifteenth Addition to Riverchase County Club, as recorded in Map Book 8, page 168, in the Probate Office of Shelby County, Alabama.



Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this February 29, 2016

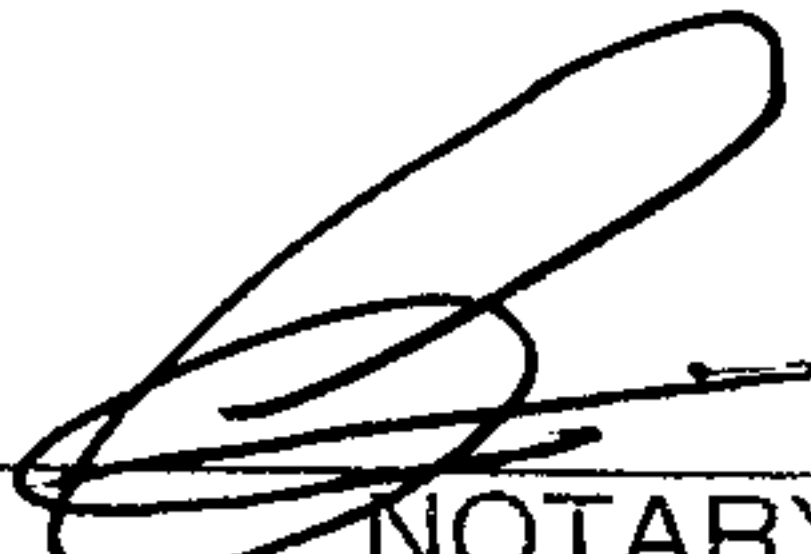
\_\_\_\_\_(SEAL)

 (SEAL)  
Found Properties LLC, Zachary  
Lovoy, Managing Member

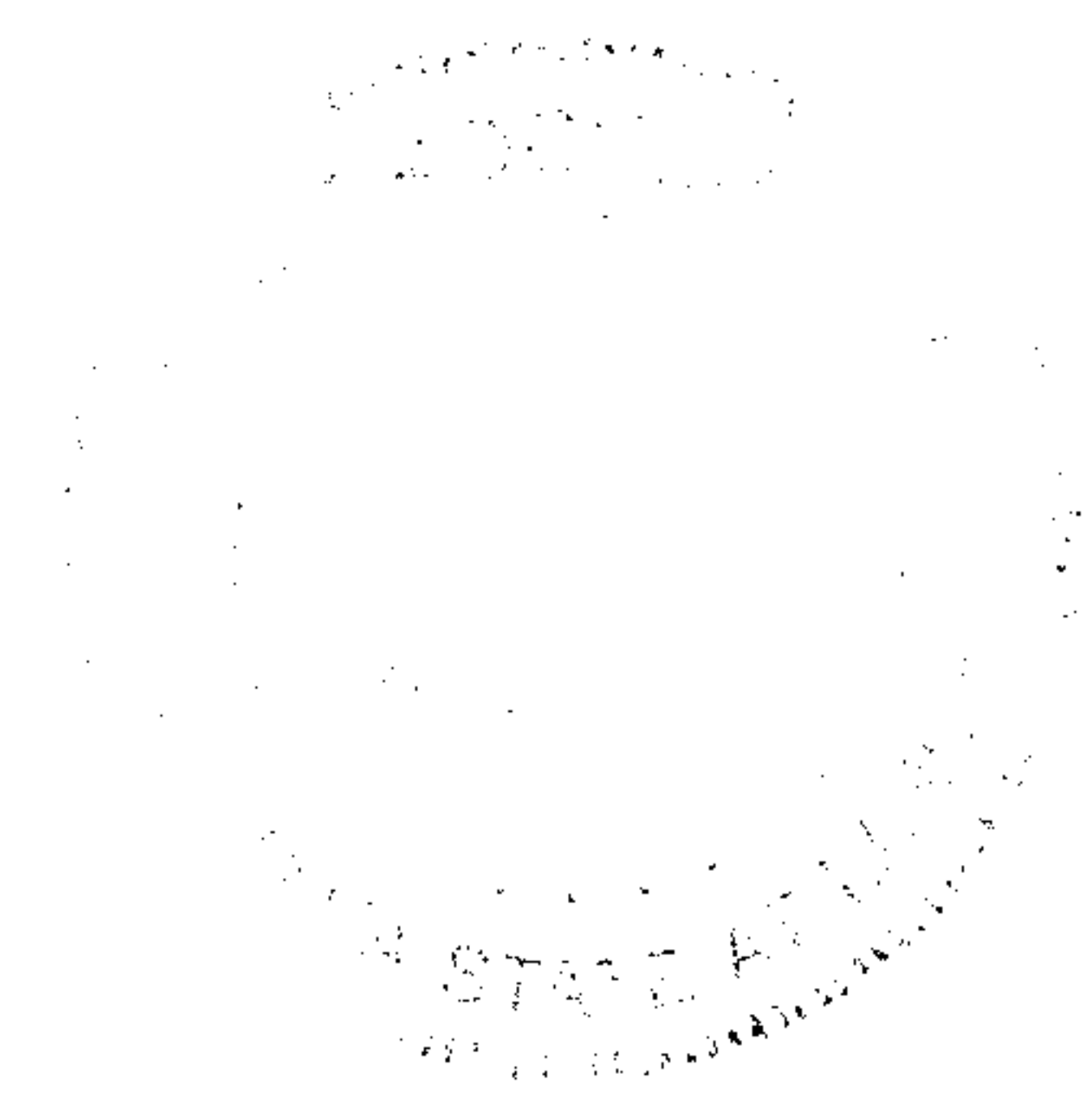
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caitlin Howell, whose name as Managing Member of Found Properties, LLC, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said entity.

Given under my hand and official seal on February 29, 2016

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: March 20, 2016



# Real Estate Sales Validation Form

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

Grantor's name: Found Properties LLC  
Mailing address: 1634A Montgomery Hwy, Hoover AL  
Property address: 2017 Shagbark Rd, Hoover AL

Grantee's Name: Caitlin Howell  
Mailing address: 2017 Shagbark Rd, Hoover, AL  
Date of Sale: February 29, 2016  
Total Purchase Price: \$206,550.00

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 value \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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

Date: February 29, 2016

Print name: Alan C. Keith

☒ Unattested \_\_\_\_\_ Sign: \_\_\_\_\_  
(Verified by) Grantor, Grantee or Closing agent (Circle One)



20160321000088060 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/21/2016 10:33:51 AM FILED/CERT