

Send tax notice to: Found Properties, LLC 1634 A Montgomery Hwy; Birmingham, AL 35216

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL 35243

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred sixty-five thousand and no/100 (\$165,000.00) Dollars, **the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Mary A. Sanford, (aka Mary Yeager Sanford), an unmarried woman, whose mailing address is:

1710 CORRAL Dr. Houston, TX. 77090  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Found Properties, LLC, whose mailing address is:

1634 A Montgomery Hwy; Birmingham, AL 35216

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 6519 Quail Run Dr., Hoover, AL 35124** to-wit:

**Lot 10, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22 in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to: All easements, restrictions and rights of way of record.

Mary A. Sanford is one and the same person as Mary Yeager Sanford as shown on Durable Power of Attorney which is recorded simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 8<sup>th</sup> day of April, 2016.

*Mary Yeager Sanford by Lynn  
Marie Sanford Goodrich as her  
attorney in fact*

(Seal)

MARY YEAGER SANFORD BY LYNN MARIE  
SANFORD GOODRICH AS HER ATTORNEY IN  
FACT

(Seal)

STATE OF ALABAMA  
COUNTY OF JEFFERSON

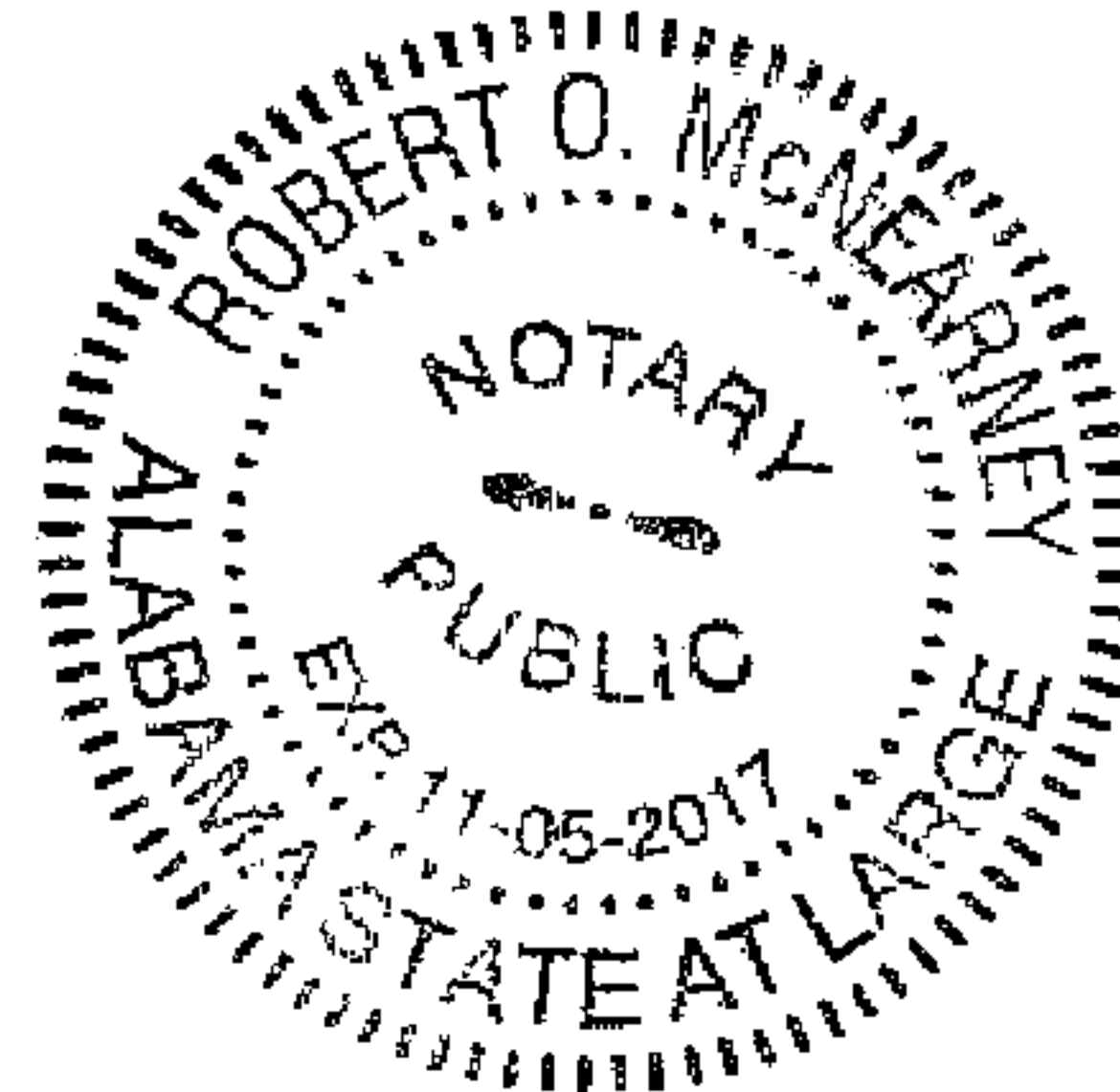
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lynn Marie Sanford Goodrich under Durable Power of Attorney for Mary Yeager Sanford, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me acknowledged be me that being informed of the contents of this conveyance, she in her capacity as Attorney in Fact under Durable Power of Attorney for Mary Yeager Sanford executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 8<sup>th</sup> day of April, 2016.

*[Signature]*

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/5/17



16-2229



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/14/2016 01:44:14 PM  
\$182.00 CHERRY  
20160414000123100

*[Signature]*