20160415000124200 1/3 \$130.00 Shelby Cnty Judge of Probate, AL 04/15/2016 11:50:06 AM FILED/CERT

## WARRANTY DEED

State of Alabama

Send Tax Notice to: FIREBIRD SFE I, LLC 8300 N. Mopac Expressway, Suite 200, Austin TX. 78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED TEN THOUSAND and No/00 Dollars (\$110,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Flora Eloise Stell, A Widow,** mailing address 925 Falling Star Ln, Alabaster, AL, 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **FIREBIRD SFE I, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 81, according to the Survey of The Meadows at Meriweather, Phase 1, as recorded in Map Book 33, Page 69, in the Probate Office of Shelby County, Alabama.

Flora Eloise Stell is the surviving grantee of the deed date 12-03-2004 filed 12-06-2004 in Instrument No. 20041206000664950. Billy L. Stell having died on 04-27-2014.

Subject to Easements, Restrictions, and Rights Of Way of Record.

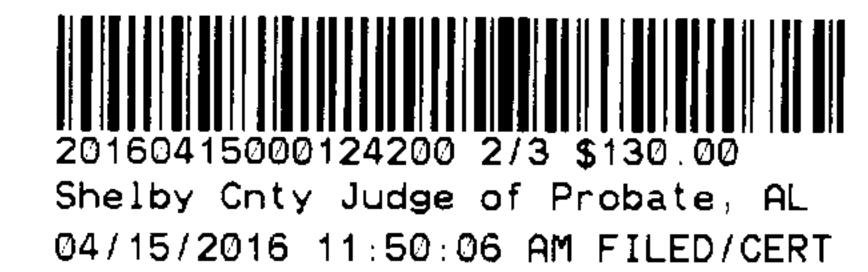
Parcel Number: 28-4-20-0-000-091.000

Property Address: 109 Merimeadows Dr., Calera, AL, 35040

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.

Shelby County, AL 04/15/2016 State of Alabama Deed Tax:\$110.00

IN WITNESS WHEREOF I/We have hereunto set m	y/our hand(s) and seal(s), this day of
April, 2016.	Hay Older Dell Flora Eloise Stell
STATE OF Alabama	
COUNTY_She)by	
General Acknowle	edgment
I, <u>THE UNDERSIGNED</u> , a Notary Public in and for Eloise Stell, whose name(s) is/are signed to the foregonacknowledged before me on this day, that, being information and the same voluntarily on the day the same beginning that the same with the same beginning to the same with t	oing conveyance, and who is/are known to me, ormed of the contents of the conveyance Show ears date.
	NOTARY PUBLIC
	MY COMMISSION EXPIRES: フェレリしんこの18
Prepared by: Parker Law Firm, LLC Jeremy L Parker 1560 Montgomery Hwy Ste 205 Birmingham, AL 35216	
	DAVID SCOTT WATSON NOTARY PUBLIC State of Alabama - State at Lar My Commission Expires July 16 2018



## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Flora Eloise Stell	Grantee's Name	FIREBIRD SFE I, LLC
Mailing Address	925 Falling Star Lane	Mailing Address	8300 N. Mopac
	Alabaster, AL 35007		Expressway, Suite 200
			Austin, TX 78759
Property Address	109 Merimeadows Drive	Date of Sale	4/5/2016
	Calera, AL 35040	Total Purchase Price	\$110,000
		or	•
		Actual Value	\$
		or	ı_
		Assessor's Market Value	\$
referenced above		t required.  structions	
Grantor's name and mailing address.	ailing address - provide the name of	the person or persons conveying i	nterest to property and their current
Grantee's name and n	nailing address - provide the name of	the person or persons to whom in	terest to property is being conveyed.
Property address - the	physical address of the property being	ng conveyed, if available.	
Date of Sale - the date	e on which interest to the property was	s conveyed.	
Total purchase price - instrument offered for	the total amount paid for the purchas record.	se of the property, both real and pe	ersonal, being conveyed by the
Actual value - if the prinstrument offered for market value.	operty is not being sold, the true value record. This may be evidenced by an	e of the property, both real and pe appraisal conducted by a license	rsonal, being conveyed by the dispersion of the assessor's current
of the property as dete		vith the responsibility of valuing pr	value, excluding current use valuation, operty for property tax purposes will be
,	my knowledge and belief that the info alse statements claimed on this form i	may result in the imposition of the	penalty indicated in <u>Code of Alabama</u>
Date <u>4/5</u>	, 2016	Print Flora	Eloise Stell
Unattested	(verified by)	Sign: 1/10/Grantor/Gr	antee/Owner/Agent (circle one)
			Form RT-1

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