



20191028000394650 1/4 \$390.00
Shelby Cnty Judge of Probate, AL
10/28/2019 10:10:32 AM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA, }
Shelby COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Miche'lle V. Joseph and Anissa L. Joseph husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Stone Financing, LLC, a Delaware Limited Liability Company

(herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) Stone Financing, LLC, a Delaware Limited Liability Company his/her/their heirs and assigns FOREVER.

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Melissa E. Valerio have hereunto set _____ hand and seal _____, this
17 day of October 2020

x [Signature]
Michelle V. Joseph
x [Signature]
Anissa L. Joseph

✓ THE STATE OF
Florida
COUNTY. Escambia

I, the undersigned, MELISSA E VALERIO, a Notary Public, in and for said State
Florida, hereby certify that Michelle V. Joseph and Anissa L. Joseph husband and
wife whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged
before me on this day that, being informed of the contents of the conveyance, he, she, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of October, 2020



MELISSA E VALERIO
Commission # GG 345682
Expires June 17, 2023
Bonded Thru Budget Notary Services

[Signature]
Notary Public

MR-BG-8408899

This instrument was prepared by:
Joan M. Brady Attorney
449 Taft Avenue
Glen Ellyn, IL 60137

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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Lot 1695, according to the Survey of Strathaven at Ballantrae, Phase 5, as recorded in Map Book
44, Page 12, in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name: Miche'lle V. Joseph and Anissa L. Joseph; Grantee's Name: Stone Financing, LLC; Mailing Address: 4206 Oak Crest Dr, Pensacola, FL 32526; Property Address: 357 Strathaven Drive, Pelham, AL 35124; Date of Sale: October 18, 2019; Total Purchase Price: \$ 358,900.00

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

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 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, Settlement Date, Unattested, (verified by), Print, Sign, (Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 10/28/2019
State of Alabama
Deed Tax: \$359.00



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CLAYTON T. SWEENEY, ATTORNEY AT LAW