

**PREPARED BY:**

Marcus A. Jones, III, Esq.  
300 No. Richard Arrington Jr. Blvd., Suite 200  
Birmingham, Alabama 35203-3357

**SEND TAX NOTICE TO:**

Ms. Lisa D. DeLeon  
3917 Cannock Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL PERSONS BY THESE PRESENTS**, that for and in consideration of Ten and no/100 Dollars (\$10.00) and for other valuable consideration, the undersigned Grantors, **FRED R. DELEON JR.**, a single man, and **LISA D. DELEON**, a single woman, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **FRED R. DELEON JR.**, a single man, and **LISA D. DELEON**, a single woman (herein referred to as Grantors), grants, bargains, sells and conveys unto the said **LISA D. DELEON**, a single woman, (herein referred to as Grantee), the following-described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 174, ACCORDING TO THE SURVEY OF BROOKHIGHLAND, AN EDDLEMAN COMMUNITY, 6<sup>TH</sup> SECTOR, 1<sup>ST</sup> PHASE, AS RECORDED IN MAP BOOK 14, PAGE 83 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO: AD VALOREM TAXES DUE OCTOBER 1, 2013 AND THEREAFTER. RESTRICTIONS, COVENANTS AND CONDITIONS AS SHOWN BY RECORDED MAP AND OF RECORD.**

**MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**

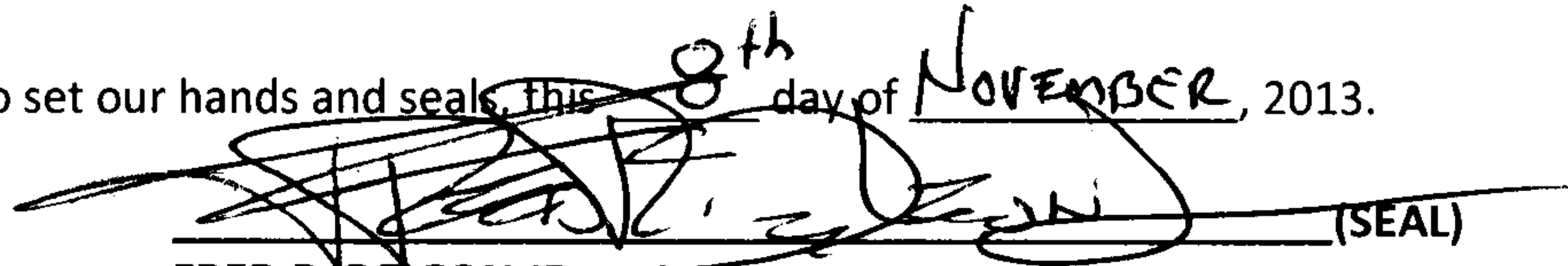
**THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE DOCUMENTS WERE EXAMINED.**

That the said Fred R. DeLeon Jr. and Lisa D. DeLeon were husband and wife until the Final Judgment of Divorce was granted by the Circuit Court of Jefferson County, Alabama, DR 2011-900604, on April 27, 2012.

**TO HAVE AND TO HOLD**, unto the said Grantee, her heirs and assigns forever.

And we do, for and for our heirs, executors and administrators, covenant with the Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise stated; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this 8<sup>th</sup> day of NOVEMBER, 2013.


  
\_\_\_\_\_  
FRED R. DELEON JR. (SEAL)

STATE OF ALABAMA )  
COUNTY OF )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Fred R. DeLeon Jr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of November, 2013.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11/01/15

  
20131108000443100 1/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
11/08/2013 02:22:38 PM FILED/CERT

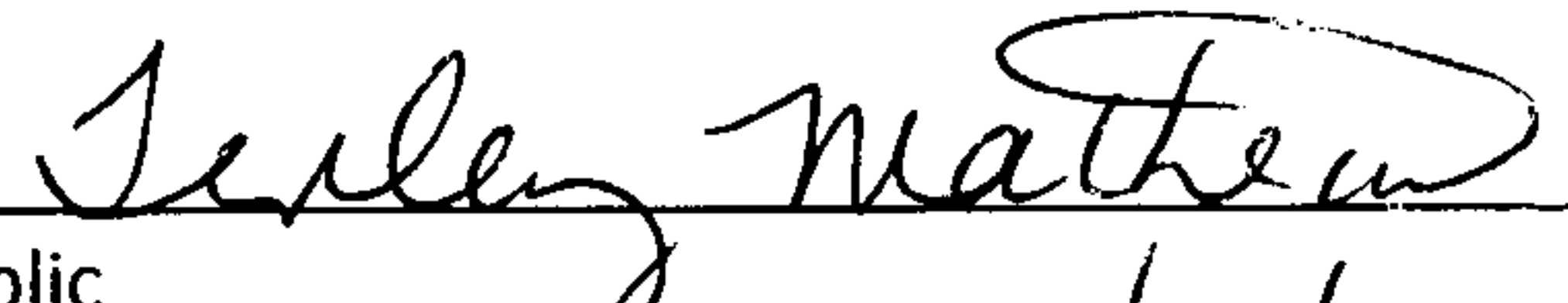
Shelby County, AL 11/08/2013  
State of Alabama  
Deed Tax: \$177.00


  
\_\_\_\_\_  
LISA D. DELEON (SEAL)

STATE OF ALABAMA    )  
COUNTY OF            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisa D. Deleon**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of November, 2013.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/17/2016

  
20131108000443100 2/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
11/08/2013 02:22:38 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Fred R. DeLeon Jr.  
Mailing Address 9203 Kenley Way  
Birmingham, AL 35242

Grantee's Name Lisa D. DeLeon  
Mailing Address 3917 Cannock Drive  
Birmingham, AL 35242

Property Address 3917 Cannock Drive  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 353,500.00 <sup>1/2 =</sup>

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 Tax Assessor

176,750.00

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 11/8/13

Print LISA DELEON

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one