

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Tony A. Knox
2024 Stonecreek Court, Helena, Alabama 35080

Know all men by these presents:

That in consideration of One Hundred Fifty Seven Thousand and No/100 Dollars (\$157,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Esta Stevenson a/k/a Esta J. Stevenson and husband, Ludwig Francillon (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Tony A. Knox (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1775, according to the Survey of Old Cahaba IV Seconds Addition Phase Five, as recorded in Map Book 34, Page 53 in the Probate Office of Shelby County, Alabama.

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

\$152,000.00 First Mortgage and \$5,000.00 Second Mortgage both being Purchase Money Mortgages being filed 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 hand(s) and seal(s), this 19th day of November, 2014.


Esta Stevenson a/k/a Esta J. Stevenson


Ludwig Francillon

STATE OF Tennessee

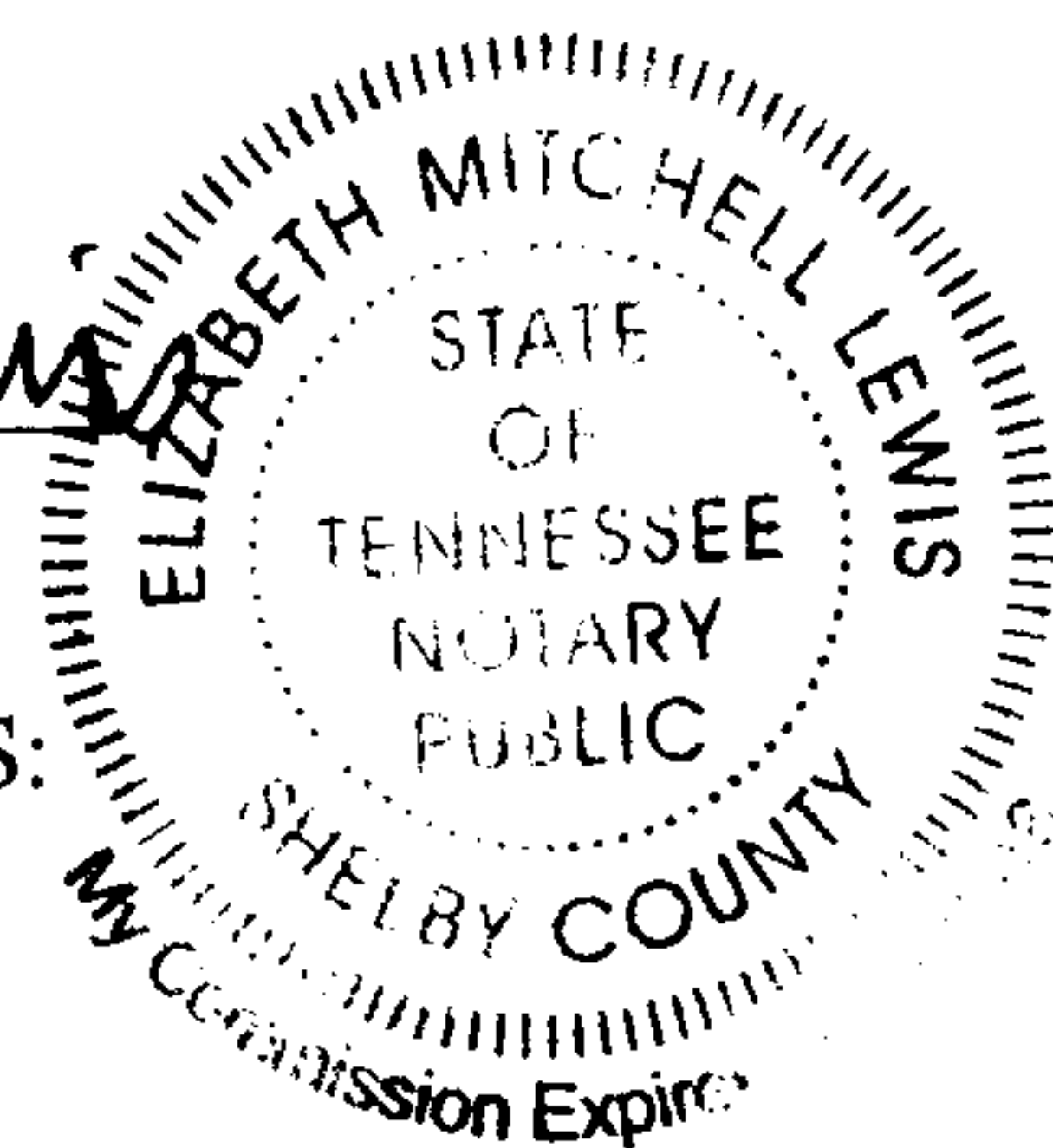
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ~~Esta Stevenson a/k/a Esta J. Stevenson and husband~~, Ludwig Francillon, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2014.

Elizabeth Mitchell Lewis
NOTARY PUBLIC
MY COMMISSION EXPIRES:



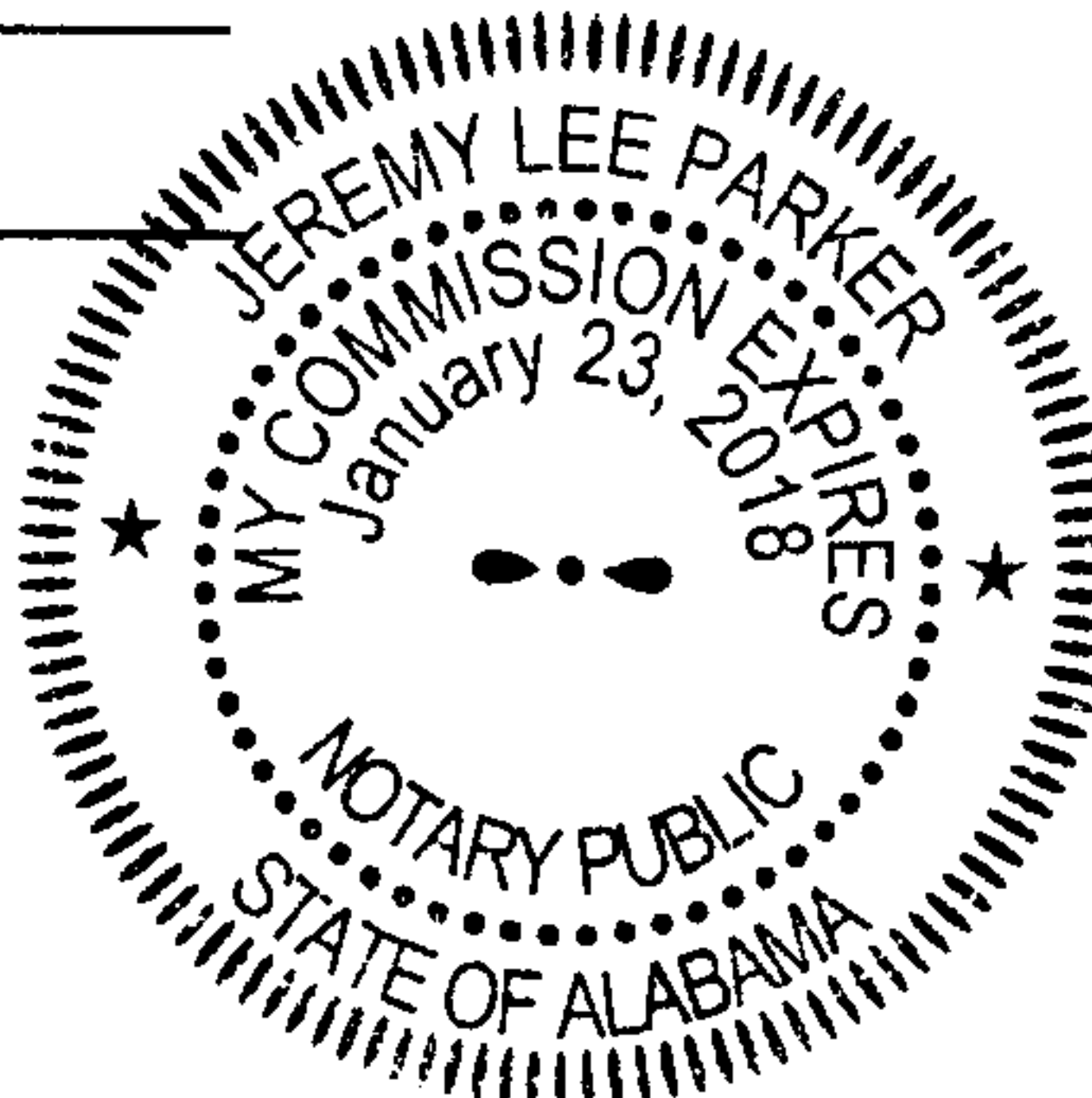
Prepared by: Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

State of Alabama
County of Jefferson

I, The Undersigned, a notary public, hereby certify that Esta Stevenson a/k/a Esta J. Stevenson whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily and as his/her/their act on the day the same bears date.

Given under my hand and seal this the 21st day of November, 2014.

[Signature]
Notary Public
My Commission Expires: _____



20141205000383520 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/05/2014 01:38:33 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 Esta J. Stevenson and*
Mailing Address 1365 Harbor Park Drive
Memphis, TN 38103
*Ludwig Francillon

Grantee's Name Tony A. Knox
Mailing Address 2024 Stonecreek Court
Helena, Alabama 35080

Property Address 2024 Stonecreek Court
Helena, Alabama 35080

Date of Sale 11-25-2014

Total Purchase Price \$ 157,000.00

or

Actual Value \$ _____

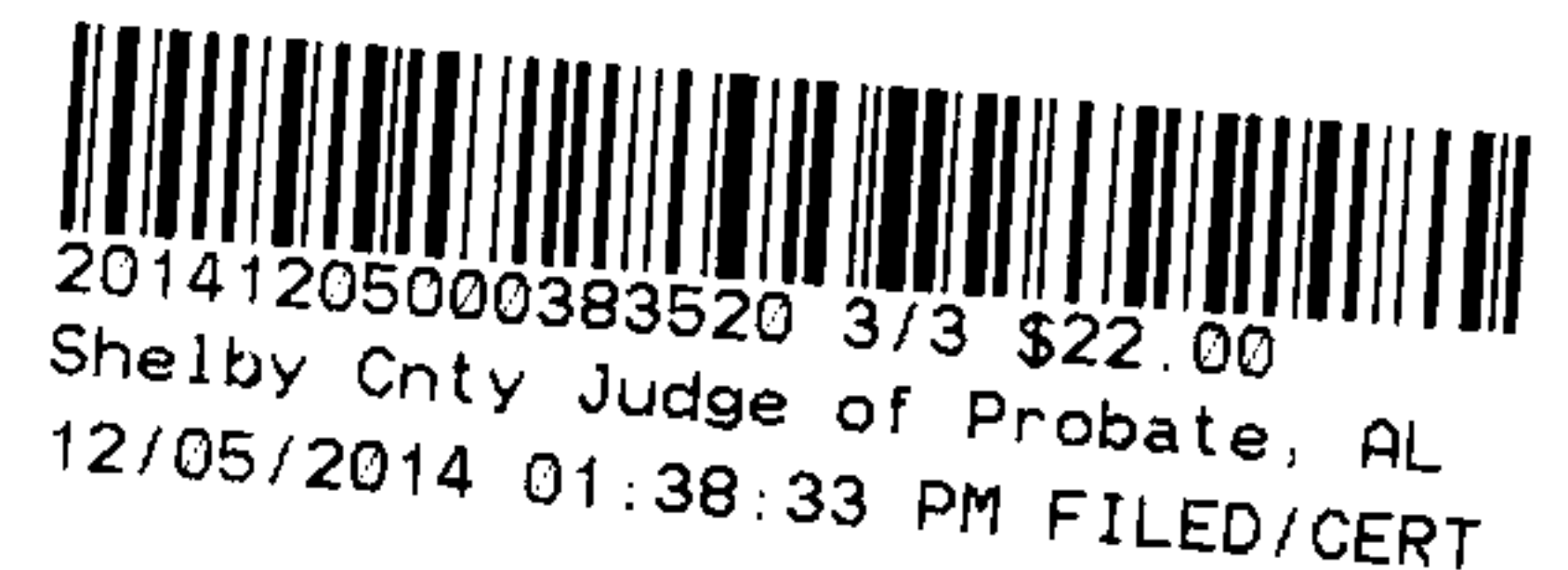
or

Assessor's Market Value \$ _____

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 11-25-14

Print Esta J. Stevenson

____ Unattested

Sign

Esta Stevenson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1