

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Found Properties LLC
1634A Montgomery Highway
Hoover, AL 35216



20150707000228430 1/2 \$267.00
Shelby Cnty Judge of Probate, AL
07/07/2015 10:21:18 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred fifty thousand and 00/100 (\$250,000.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, George J. McGraw and wife, Marie C. McGraw, both who sign by their attorney in fact, Roxanne Coopersmith (herein referred to as grantors) do grant, bargain, sell and convey unto Found Properties LLC (herein referred to as GRANTEE) the following described real estate situated in JEFFERSON County, Alabama to-wit:

Lot 20-A, as shown by plat recorded in Map Book 9, Page 55, in the Probate Office of Shelby County, Alabama, being a Resurvey of Lot 20 of Heatherwood, 2nd Sector, (Map Book 8, page 28), and also a Resurvey of Lots 21-A and 23-A of a resurvey of Lots 22, 23, 24, 25, 26, and 27, Heatherwood, 2nd Sector (Map Book 9, page 26).

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 3, 2015

George J. McGraw, by his Attorney-in-Fact, Roxanne Coopersmith (SEAL)
George J. McGraw, by his Attorney-in-Fact, Roxanne Coopersmith
Marie C. McGraw, by her Attorney-in-Fact, Roxanne Coopersmith (SEAL)
Marie C. McGraw, by her Attorney-in-Fact, Roxanne Coopersmith

STATE OF ALABAMA)
JEFFERSON COUNTY)

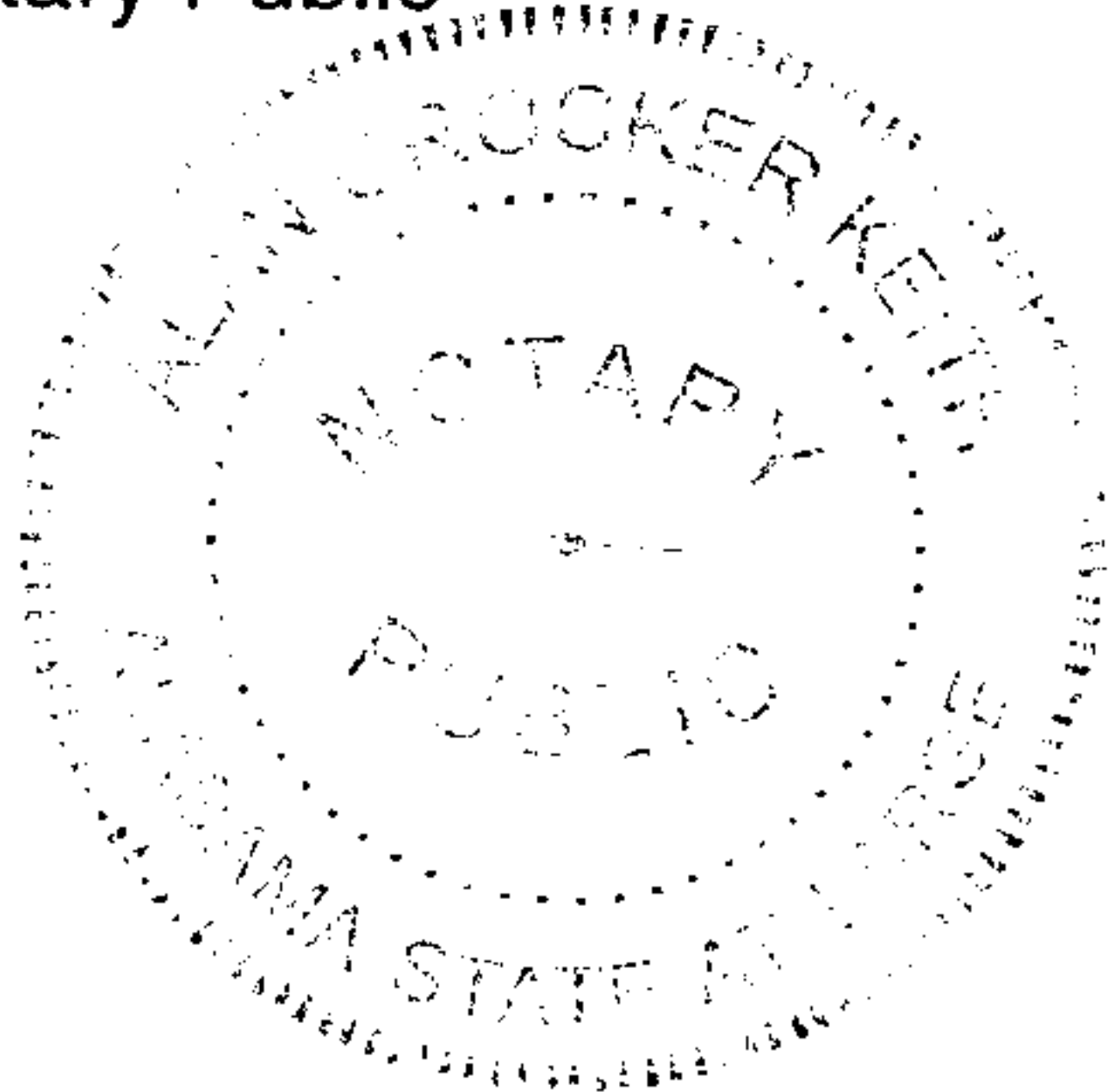
I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Roxanne Coopersmith, whose name as Attorney-in-Fact for both George J. McGraw and wife, Marie C. McGraw, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this July 3, 2015.

Notary Public

My commission expires: March 20, 2016

Shelby County, AL 07/07/2015
State of Alabama
Deed Tax: \$250.00



Real Estate Sales Validation Form

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

Grantor's name: George and Marie McGraw
Mailing address: 140 Oakmonth Rd, Bham, AL

Property address: 140 Oakmont Rd, Bham, AL

Grantee's Name: Found Properties LLC
Mailing address: 1634A Montgomery Highway,
Hoover, AL 35216

Date of Sale: July 2, 2015

Total Purchase Price: \$250,000.00

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 value _____

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: July 3, 2015

Print name: Alan C. Keith, Attorney

☒ Unattested

(Verified by)

Sign:

Grantor, Grantee or Closing agent (Circle One)