

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243
RNT1500710

Send tax notice to:

FOUND PROPERTIES
1634 MONTGOMERY HWY.
BIRMINGHAM, AL 35216

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY


20151002000346060 1/3 \$238.50
Shelby Cnty Judge of Probate, AL
10/02/2015 01:18:28 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighteen Thousand Five Hundred and 00/100 Dollars (\$218,500.00) in hand paid to the undersigned, **Andrew Barton Harrell and Felicia M. Harrell, husband and wife** (hereinafter referred to as "Grantors"), by **Found Properties, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 2 and 3, according to the Willow Ridge Addition to Indian Springs as recorded in Map Book 7, Page 76, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the
23 day of September, 2015.

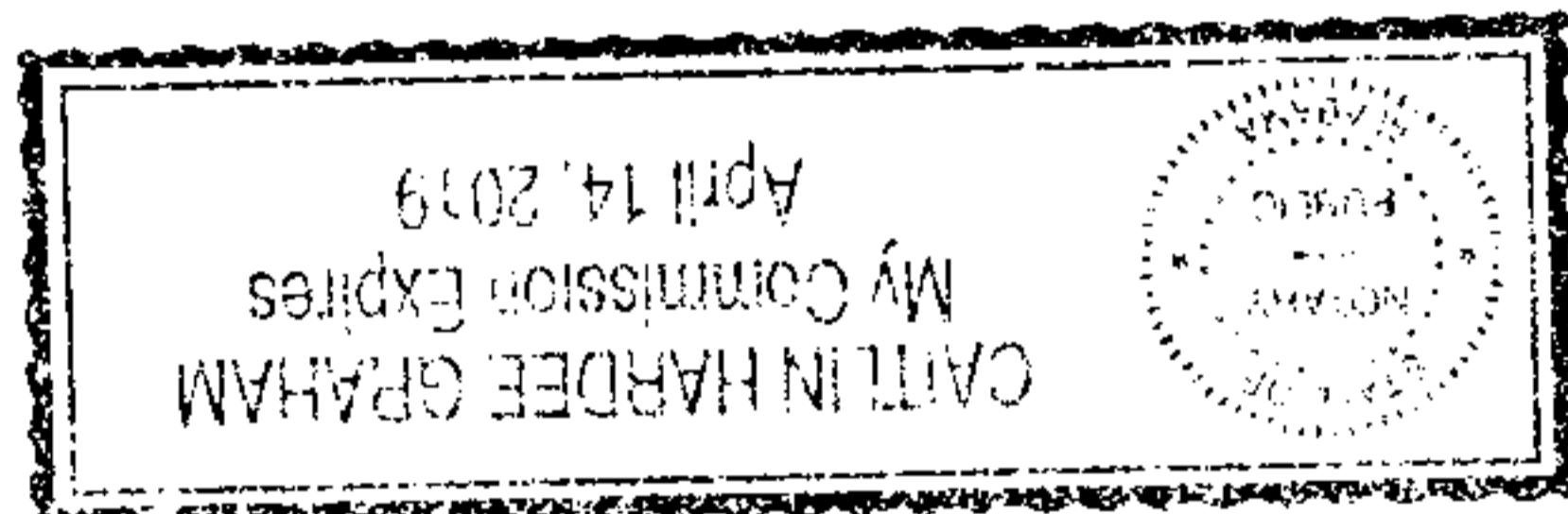
Andrew Barton Harrell
Andrew Barton Harrell

Felicia M. Harrell
Felicia M. Harrell

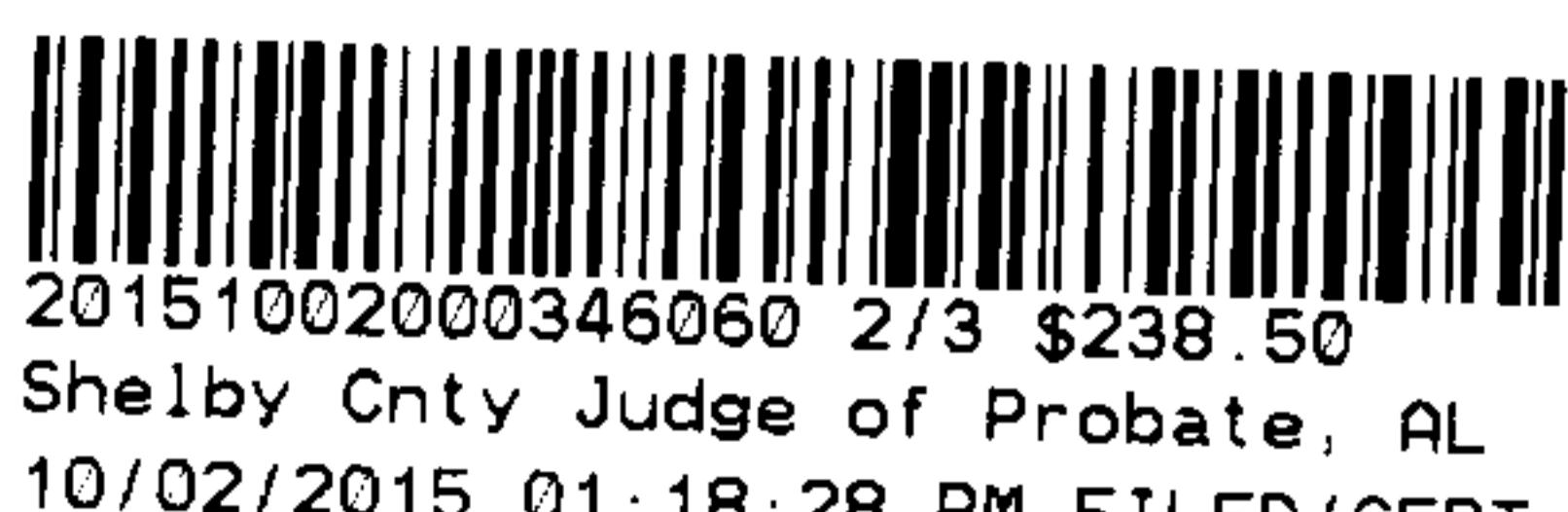
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Barton Harrell and Felicia M. Harrell, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of September, 2015.



Caitlin Hardee Graham
Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: 4-14-19



Real Estate Sales Validation Form

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

Grantor's Name: Andrew Barton Harrell and
Felicia M. Harrell

Grantee's Name: Found Properties LLC

Mailing Address: 3466 Indian Lake Circle
Pelham, AL 35124

Mailing Address: 1634A Montgomery Highway
Birmingham, AL 35216

Property Address: 113 Willow Ridge Drive
Indian Springs, AL 35124

Date of Sale: 9/28/2015

Total Purchase Price: \$218,500.00

or

County: Shelby

Actual Value: \$ n/a

or

Assessor's Market Value: \$ n/a

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 Appraisal
 Sales Contract other:
 Closing Statement

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: 9/28 /2015

Print: Michelle Pouncey

Unattested

Sign

Michelle Pouncey

(Grantor / Grantee / Owner / Agent)

Circle One



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Form RT-1