

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Lashawna V. Stokes
3044 Eagle Ridge Ln
Birmingham, AL 35242

20151208000418790
12/08/2015 09:35:57 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirteen Thousand Five Hundred And No/100 Dollars (\$213,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, ABACO Partners, LLC, an Alabama Limited Liability Company, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lashawna V. Stokes (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 23, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37 page 105, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Two Thousand One Hundred Fifty And No/100 Dollars (\$192,150.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 7, 2015.

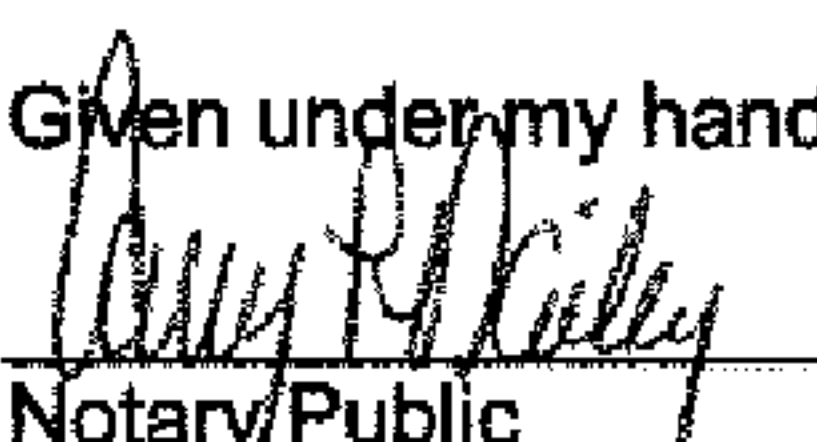
ABACO Partners, LLC

BY: 
Mark S. Elwood, Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark S. Elwood, whose name is signed to the foregoing conveyance as Manager, of ABACO Partners, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Limited Liability Company.

Given under my hand and official seal on the 7th day of December, 2015.


Notary Public

My commission expires:



20151208000418790 12/08/2015 09:35:57 AM DEEDS 2/2

Grantor's Name ABACO Partners, LLC

Grantee's Name Lashawna V. Stokes

Mailing Address 2920 6th Ave S
Birmingham, AL 35222

Mailing Address 3112 Theodore Street
August, GA 30909

Property Address 3044 Eagle Ridge Ln
Birmingham, AL 35242

Date of Sale December 7, 2015

Total Purchase Price \$213,500.00

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

☐ 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 - ABACO Partners, LLC, 2920 6th Ave S, Birmingham, AL 35222.

Grantee's name and mailing address - Lashawna V. Stokes, 3112 Theodore Street, August, GA 30909.

Property address - 3044 Eagle Ridge Ln, Birmingham, AL 35242

Date of Sale - December 7, 2015.

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.

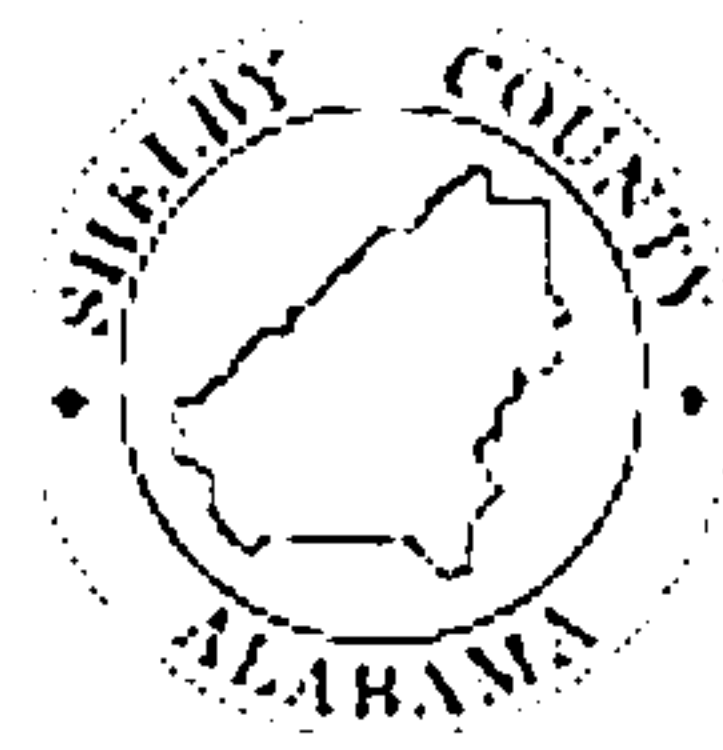
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: December 7, 2015

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/08/2015 09:35:57 AM
\$38.50 CHERRY
20151208000418790

