

This Instrument was Prepared by:

Shannon E. Price P.C.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Found Properties, LLC
5156 Colonial Park Road
Birmingham, AL 35242

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John Seay and Maneewan Sanubol Seay, husband and wife, whose mailing address is 5620 Widmer Road, Shawnee, KS 66216** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Found Properties, LLC, whose mailing address is 5156 Colonial Park Road, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is **5156 Colonial Park Road, Birmingham, AL 35242**; to wit;

LOT 36, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK 6TH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Maneewan Sanubol Seay and Maneeway Sanubol Seay is one and the same person.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 8, Page 44.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

10 foot easement on rear, as shown by recorded map.

Right of way granted to Alabama Power Company by instrument recorded in Volume 329, page 313, in the Probate Office of Shelby County, Alabama.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Volume 40, Page 807, Misc. Volume 47, Page 278 and Misc. Volume 51, Page 644, in the Probate Office of Shelby County, Alabama.

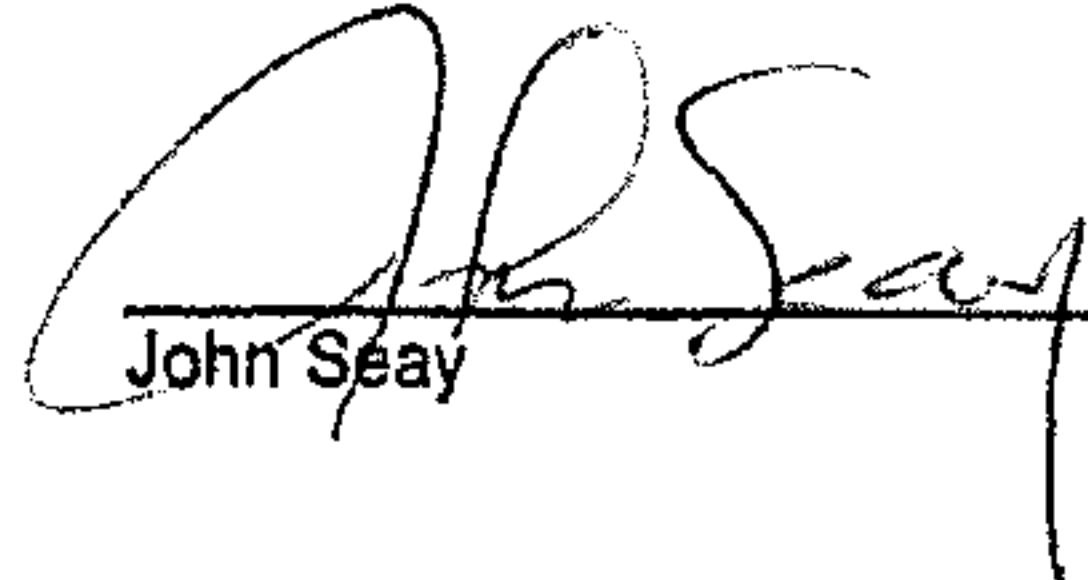
Agreement with Alabama Power Company recorded in Misc. Volume 40, page 801 and Misc. Volume 48, page 880, in the Probate Office of Shelby County, Alabama.


Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 32, Page 306.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of January, 2016.


John Seay


Maneewan Sanubol Seay

State of Kansas

}

General Acknowledgment

Johnson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that John Seay and Maneewan Sanubol Seay, husband and wife, whose names 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of January, 2016.



Notary Public, State of KANSAS

the undersigned authority

Printed Name of Notary

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name	John Seay <i>Sanubel MS.</i> Maneewan Sanubel Seay	Grantee's Name	Found Properties, LLC
Mailing Address	5620 Widmer Road Shawnee, KS 66216	Mailing Address	5156 Colonial Park Road Birmingham, AL 35242
Property Address	5156 Colonial Park Road Birmingham, AL 35242	Date of Sale	January 25, 2016
		Total Purchase Price	\$225,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 of 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 January 25, 2016

Unattested

JP

(verified by)

Print John Seay

Sign *X* *John Seay*

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2016 02:34:56 PM
\$245.00 CHERRY
20160201000032700

James W. Fuhrmeister

Form RT-1