

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVEV
BIRMINGHAM, AL 35216

Send tax notice to:
Andrew M. Austin
Virginia T. Austin
113 Willow Ridge Drive
Indian Springs, AL 35124

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred thousand and 00/100 Dollars(of which amount \$240,000.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Found Properties, LLC, an Alabama limited liability company (herein referred to as grantors) do grant, bargain, sell and convey unto Andrew M. Austin and wife, Virginia T. Austin (herein referred to as GRANTEES) as joint tenants with right of survivorship, 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 all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.


20160502000143740 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/02/2016 10:26:10 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 April 27, 2016

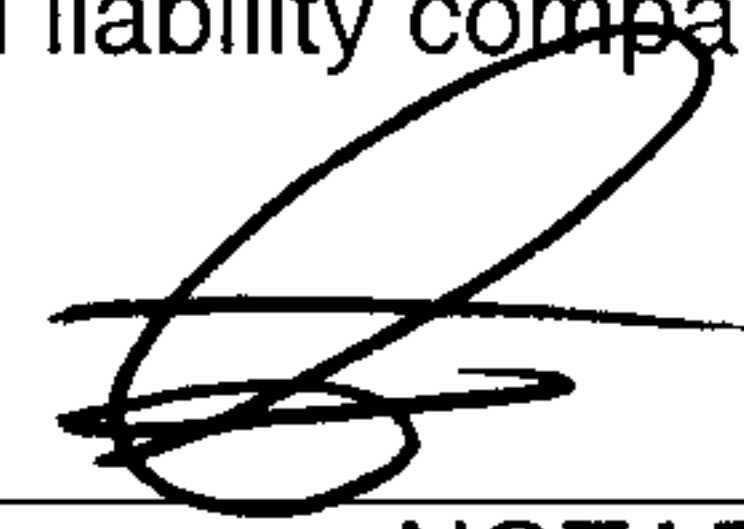
WITNESS:

_____(SEAL)

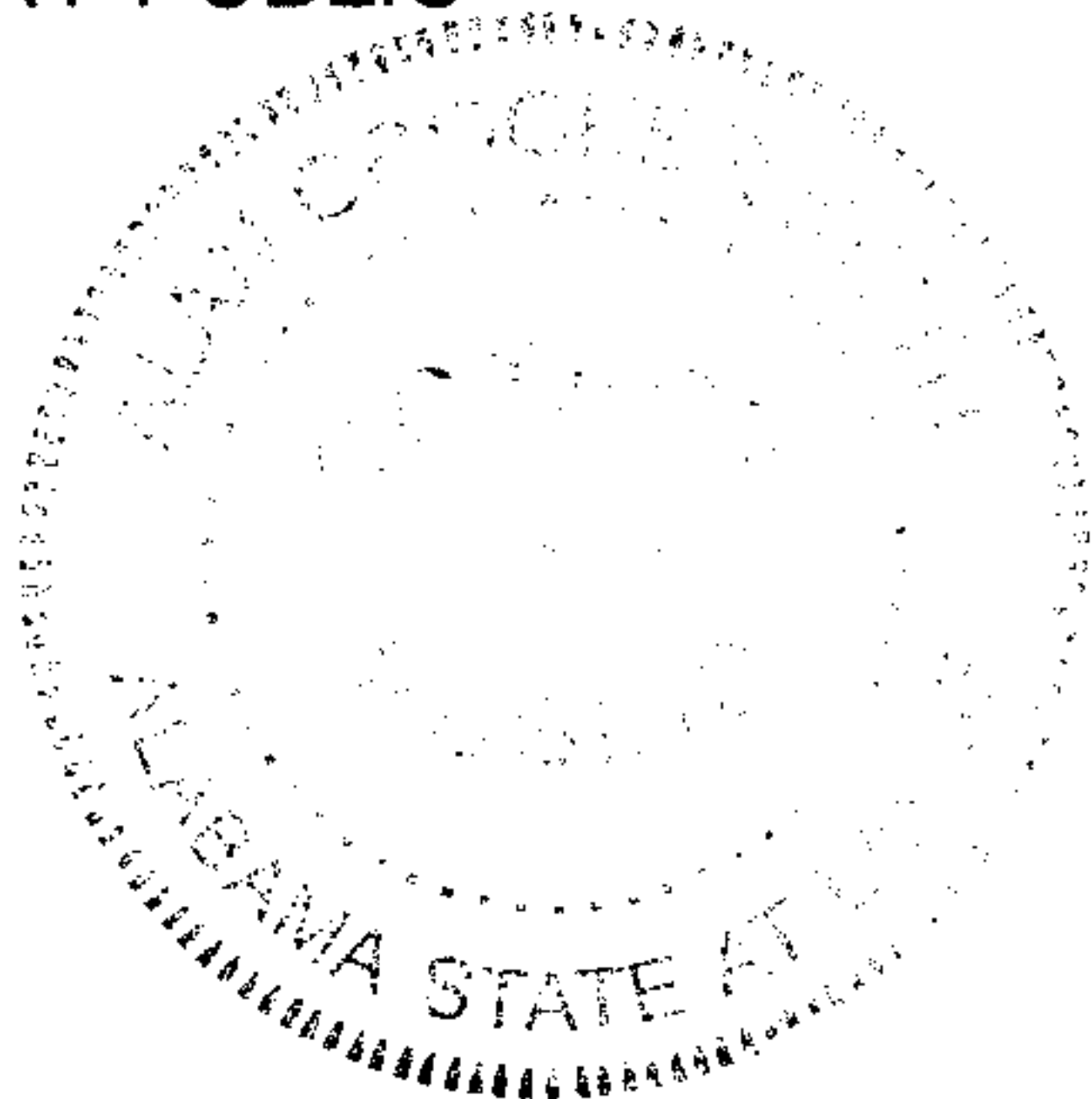
_____(SEAL)
Found Properties LLC, Zachary Lovoy
Managing Member

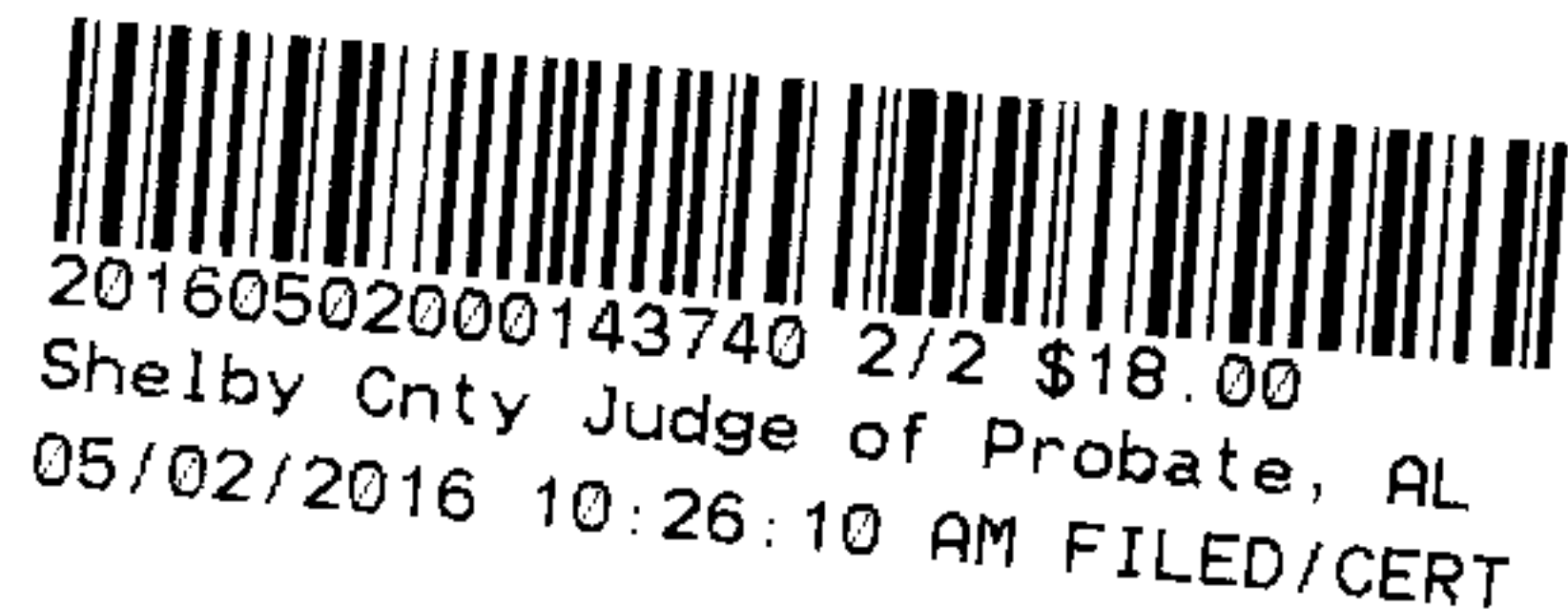
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zachary Lovoy, Managing Member of Found Properties LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, for and as the act of said limited liability company.
Given under my hand and official seal on April 27, 2016.

_____
NOTARY PUBLIC

My commission expires: March 14, 2020





Real Estate Sales Validation Form

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

Grantor's name: Found Properties, LLC

Mailing address: 1634A Montgomery Hwy, Hoover, AL

Property address: 113 Willow Rge Dr, Indian Springs, AL

Grantee's Name: Andrew and Virginia Austin

Mailing address: 113 Willow Rge Dr, Indian Springs, AL

Date of Sale: April 27, 2016

Total Purchase Price: \$300,000.00

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: April 27 2016

Print name: Alan Keith

☒ Unattested

(Verified by)

Sign:

Grantor, Grantee or Closing agent (Circle One)