

This instrument was prepared by: Mark E. Gualano, Attorney 701 Chestnut Street Vestavia Hills, AL 35216 Send Tax Notices to: Manya McKeever 803 2nd Avenue, NW Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of One Hundred Twenty-seven Thousand Dollars (\$127,000.00), to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Lawrence E. Frank and Kimberly B. Frank, Husband and Wife (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto Manya McKeever, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 4, Block 2, according to the Resurvey of Lots 1, 2, 3 and 4 and Lots 11, 12, 13 and 14, of Block 2 of Alabaster Gardens, as recorded in Map Book 13, Page 95, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT TO:

- Advalorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

\$100,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 314 day of March, 2017.

(SEAL)

STATE OFALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lawrence E. Frank and Kimberly B. Frank, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March. 2017.

Notary Public /

My commission expires: 8/20/4040

Shelby Cnty Judge of Probate, AL

04/04/2017 10:54:43 AM FILED/CERT

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Real Estate Sales Validation Form

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

Grantor's Name	Lawrence E. Frank	Grantee's Name	Manya McKeever
Mailing Address	Kimberly B. Frank 803 2nd Ave NW	Mailing Addense	342 Jamestown Manor Drive
	Alabaster, AL 35007		Gardendale, AL 35071
			
Property Address	803 2nd Avenue NW	Date of Sale	March 31, 2017
	Alabaster, AL 35007	Total Purchase Price	\$127,000.00
		or Actual Value	
		Or	
		Assessor's Market Value	
one) (Recordation	or actual value claimed on this form of documentary evidence is not req	n can be verified in the following uired)	ng documentary evidence: (check
Bill of Sale		Appraisal	
Sales Con		Other	
Closing St	atement		
of this form is not n	equired.		formation referenced above, the filing
	lı,	nstructions	
Grantor's name and current mailing add		e of the person or persons co	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the naπ	e of the person or persons to	whom interest to property is being
Property address -	the physical address of the property	being conveyed, if available.	
Date of Sale - the o	ate on which interest to the property	was conveyed.	
Total purchase price the instrument offer	e - the total amount paid for the pun red for record.	chase of the property, both rea	al and personal, being conveyed by
Actual value - if the the instrument offer assessor's current	property is not being sold, the true red for record. This may be evidence market value.	value of the property, both rea ed by an appraisal conducted	l and personal, being conveyed by by a licensed appraiser of the
valuation, of the pro	ed and the value must be determined operty as determined by the local of used and the taxpayer will be penaled.	icial charged with the respons	market value, excluding current use sibility of valuing property for property barna 1975 § 40-22-1 (h).
l attest, to the best further understand Code of Alabama 1	of my knowledge and belief that the that any false statements claimed or 975 § 40-22-1 (h).	information contained in this in this in the in	document is true and accurate. I nposition of the penalty indicated in
Date March 31, 20	17	Print Manya McKee	· · · · · · · · · · · · · · · · · · ·
Unattested		sign Manya	McKen
	(verified by)	(Grantor/	Brantee/Owner/Agent) circle one
			form RT-1
			1 01111 1(1-1

20170404000113120 3/3 \$148.00

Shelby Cnty Judge of Probate, AL 04/04/2017 10:54:43 AM FILED/CERT ite Judge,

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