

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Ste. 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Stephen Leone
140 Oakmont Road
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

20170711000247740
07/11/2017 03:41:36 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Thirty One Thousand and NO/100 (\$331,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Found Properties, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stephen Leone and wife, Whitney L. Leone**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 20-A, as shown by plat recorded in Map Book 9, page 55, in the Probate Office of Shelby County, Alabama, being a Resurvey of Lot 20 of Heatherwood, 2nd Sector (Map Book 8, page 28) and also a Resurvey of Lots 21-A and 23-A of a resurvey of Lots 22, 23, 24, 25, 26 and 27, Heatherwood, 2nd Sector (Map Book 9, page 26).

Property Address is **140 Oakmont Road, Birmingham, AL 35244**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

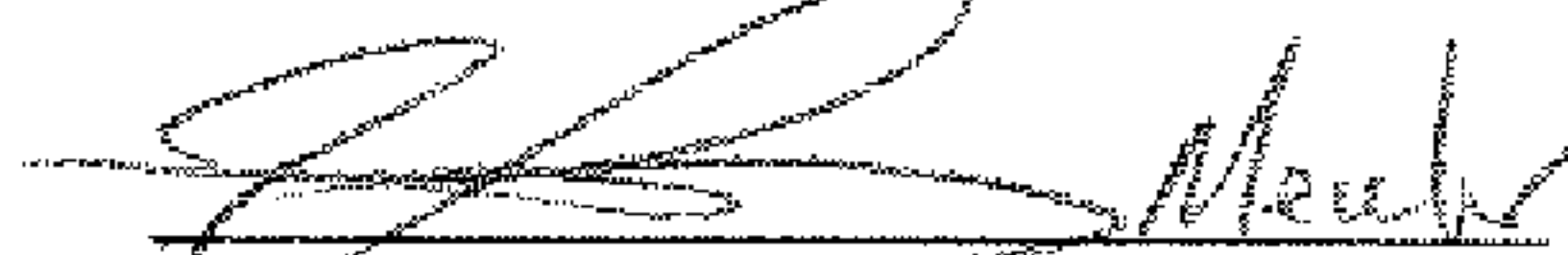
\$314,450.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this July 3, 2017.

Found Properties, LLC


By: **Zachary T. Lovoy**
Its Managing Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Zachary T. Lovoy**, whose name as **Managing Member of Found Properties, LLC**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he/she as such **officer** and with such authority, executed the same voluntarily for and as the act of said limited liability company.

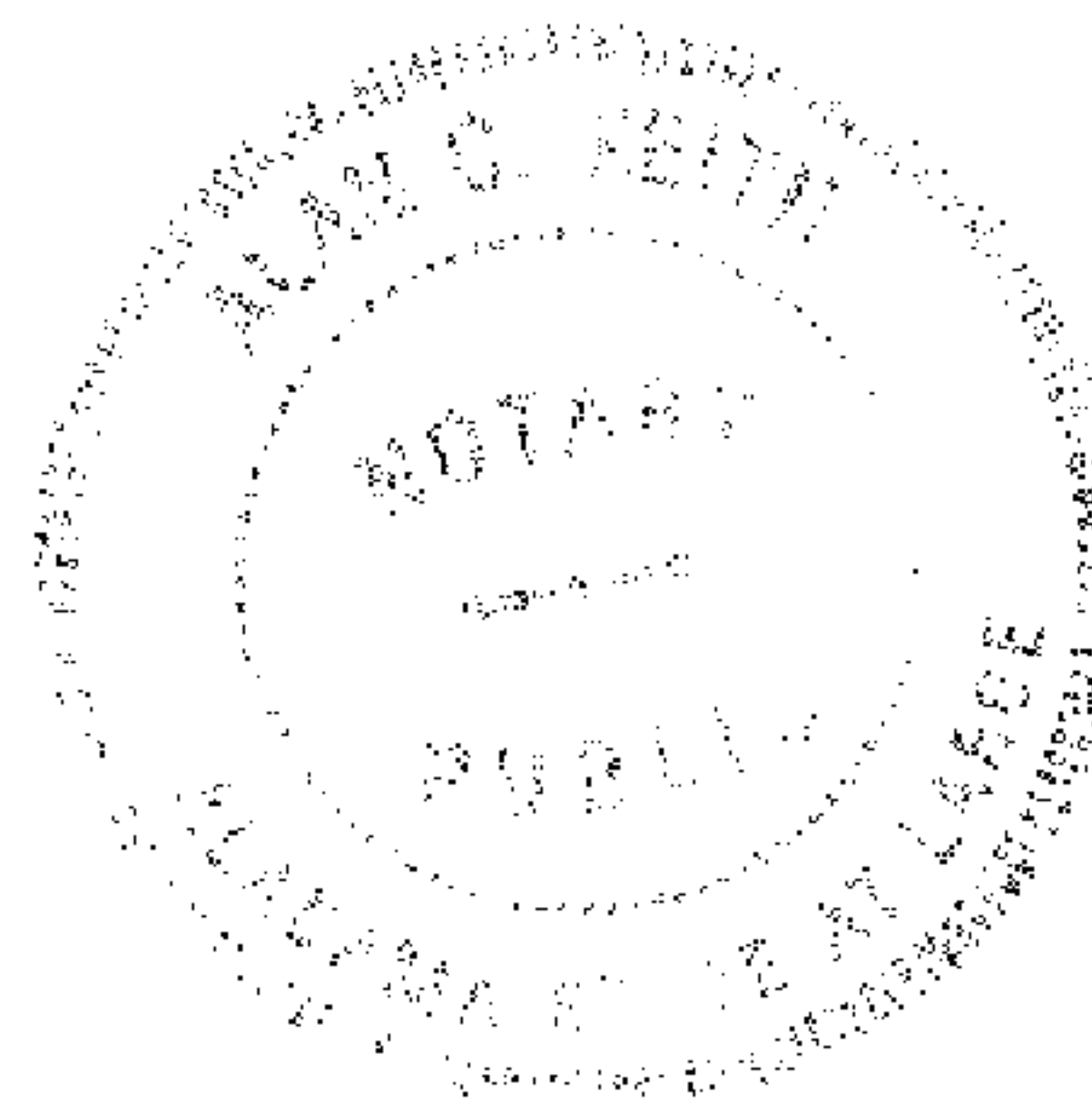
Given under my hand and seal this July 3, 2017.



NOTARY PUBLIC -

Alan C. Keith

My Commission Expires: 03/14/2016



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 1634 A Montgomery Highway
Hoover, AL 35216

Grantee's Name Stephen Leone
Mailing Address 140 Oakmont Road
Birmingham, AL 35244

Property Address 140 Oakmont Road
Birmingham, AL 35244

Date of Sale 07/03/2017
Total Purchase Price \$ 331,000.00
or
Actual Value \$
Assessor's Market Value \$

20170711000247740 07/11/2017 03:41:36 PM DEEDS 3/3 or

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

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 7/10/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2017 03:41:36 PM
\$38.00 CHERRY
20170711000247740