



20170817000297750 1/3 \$157.50  
Shelby Cnty Judge of Probate, AL  
08/17/2017 08:53:28 AM FILED/CERT

# WARRANTY DEED

State of Alabama

Send Tax Notice to: EPH 2 ASSETS, LLC  
5001 Plaza on the Lake, Suite 200  
Austin, TX 78746

Shelby County

Know all men by these presents:

That in consideration of **One Hundred Thirty Six Thousand Two Hundred Fifty** and No/00 Dollars **(\$136,250.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Chestine F. Hughes, as Personal Representative of the Estate of Leonardo Hughes, Probate Case No. PR-2017-000391**, of 2681 Cedar Drive, Lawrenceville, GA (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **EPH 2 ASSETS, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 65, according to the Survey of St. Charles Place, Phase Two, Sector Four, as recorded in Map Book 20, Page 40, in the Probate Office of Shelby County, Alabama.**

Subject to Easements, Restrictions, and Rights Of Way of Record.

Parcel Number: **13-5-21-2-000-005.046**

Property Address: **143 St. Charles Drive, Helena, AL 35080**

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 persons.

Shelby County, AL 08/17/2017  
State of Alabama  
Deed Tax: \$136.50

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 28 day of July, 2017.

*Chestine F. Hughes as Personal Representative  
of the Estate of Leonardo Hughes, Probate  
Case No. PR-2017-000391*

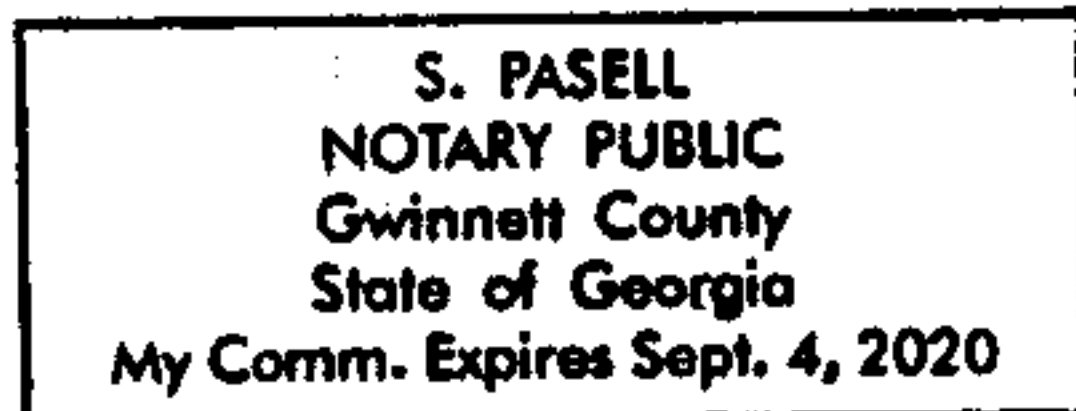
Chestine F. Hughes, as Personal  
Representative of the Estate of  
Leonardo Hughes, Probate Case No.  
PR-2017-000391

STATE OF Georgia  
COUNTY Gwinnett

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Chestine F. Hughes**, whose name(s) ~~is/are~~ signed to the foregoing conveyance, and who ~~is/are~~ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance She executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, 2017.



NOTARY PUBLIC S. Pasell

MY COMMISSION EXPIRES: 09/04/2020

Prepared by:  
Parker Law Firm, LLC  
Jeremy L Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



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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	The Estate of Leonardo Hughes	Grantee's Name	EPH 2 ASSETS, LLC
Mailing Address	2681 Cedar Drive Lawrenceville, GA 30043	Mailing Address	5001 Plaza on the Lake Suite 200 Austin, TX 78746
Property Address	143 St. Charles Drive Helena, AL 35080	Date of Sale	07/28/2017
		Total Purchase Price	\$136,250
		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  
☒ 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 07/28, 2017  
✓ Unattested  
\_\_\_\_\_  
(verified by)

Print Chestine F. Hughes  
Sign: Chestine F. Hughes PER REP  
(Grantor/Grantee/Owner/Agent (circle one))

Form RT-1

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