

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
Marshall S. Freeman and Stephanie Dion  
Freeman  
3051 Eagle Ridge Lane  
Birmingham, AL 35242

20180118000016180  
01/18/2018 08:36:56 AM  
DEEDS 1/2

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Seventeen Thousand And No/100 Dollars (\$217,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, ABACO Partners LLC, an Alabama Limited Liability Company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Marshall S. Freeman, Stephanie Dion Freeman (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 11, according to the Survey of The Hills at Brook Highlands, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$213,069.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on January 15, 2018.

ABACO Partners LLC

BY:   
Robert B. Connor, Jr.  
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 Brett Connor whose name is signed to the foregoing conveyance as Managing Member of ABACO Partners LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity on the day the same bears date as the act of and on behalf of said limited liability company.

Given under my hand and official seal on 15 day of July, 2018.

Notary Public  
My commission expires: 8-7-2018

**Real Estate Sales Validation Form**  
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	ABACO Partners LLC	Grantee's Name	Marshall S. Freeman and Stephanie Dion Freeman
Mailing Address	2811 Crescent Ave Suite 201 Birmingham, AL 35209	Mailing Address	2635 Milan Street New Orleans, LA 70115
Property Address	3051 Eagle Ridge Lane Birmingham, AL 35242	Date of Sale	January 16, 2018
		Total Purchase Price	\$217,000.00
		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 - ABACO Partners LLC, 2811 Crescent Ave Suite 201, Birmingham, AL 35209.

Grantee's name and mailing address - Marshall S. Freeman and Stephanie Dion Freeman, 2635 Milan Street, New Orleans, LA 70115.

Property address - 3051 Eagle Ridge Lane, Birmingham, AL 35242

Date of Sale - January 16, 2018.

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: January 16, 2018

Sign

Agent

