

Return to after recordation:

EnTitle Direct, 3 Summit Park, Suite 525, Independence, OH 44131

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STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

FLYTOB PROPERTIES, LLC, an Alabama limited liability company, whose mailing address is 104 Hackberry Circle, Chelsea, AL 35043. hereinafter referred to as "Grantor" and  
STEPHANNY PEREZ, a married woman, whose mailing address is 2008 Highview Way, Calera, AL 35040, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

LOT 969, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

BEING the same property conveyed to Flytob Properties, LLC from Savannah Holdings, LLC by Deed dated July 3, 2017 and recorded on July 11, 2017 as Instrument Number 20170711000247710 in the Office of the Judge of Probate of Shelby County, State of Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

**TO HAVE AND TO HOLD**, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

**TO HAVE AND TO HOLD** the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

**SUBJECT TO** all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

**THIS CONVEYANCE** is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed \_\_\_\_\_ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or \_\_\_\_\_ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

**IN WITNESS WHEREOF**, Grantor has hereunto set his respective hand and seal on this 7<sup>th</sup> day of February, 2018.

**FLYTOB PROPERTIES, LLC**, an Alabama limited liability company

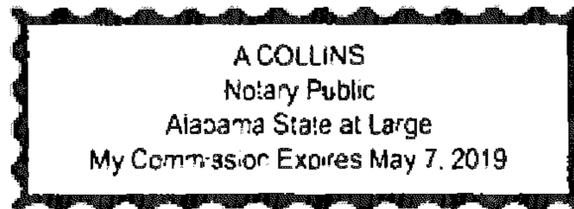
By Bradley Thompson, member  
Name:  
Title: member  
Bradley Thompson

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Bradley Thompson as Member for FLYTOB PROPERTIES, LLC, an Alabama limited liability company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 9<sup>th</sup> day of February, 2018.

A Collins  
Notary Public  
A Collins  
Print Name  
My Commission expires:



document  
This ~~instrument~~ prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:  
Flytob Properties, LLC, 104 Hackberry Circle, Chelsea, AL 35043

Grantee's address:  
Stephanny Perez, 2008 Highview Way, Calera, AL 35040

EXHIBIT "A"

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 969, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO FLYTOB PROPERTIES, LLC FROM SAVANNAH HOLDINGS, LLC BY DEED DATED 03-JUL-2017 AND RECORDED ON 11-JUL-2017 IN INSTRUMENT NO. 20170711000247710 IN THE COUNTY RECORDER'S OFFICE OF SHELBY COUNTY, AL.

APN: 22 7 35 2 011 011.000

**Real Estate Sales Validation Form**

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

Grantor's Name Flytop Properties LLC  
 Mailing Address 104 Hackberry Cr  
Chester AL 35043

Grantee's Name Flytop Properties  
 Mailing Address Bradley Thompson  
104 Hackberry Cir  
Chester, AL 35043

Property Address 2008 Highway 1124  
Chester AL 35040

Date of Sale 2/9/18  
 Total Purchase Price \$ 155,000.00  
 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)

- 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 2/9/18

Print Flytop Properties - Bradley Thompson

Unattested

[Signature]  
 (verified by)

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

# Closing Disclosure

## Closing Information

**Date Issued** 2/9/2018  
**Closing Date** 2/9/2018  
**Disbursement Date** 2/9/2018  
**Settlement Agent** EnTitle Direct - OH  
**File #** 18-1018770  
**Property** 2008 Highview Way  
 Calera, AL 35040  
**Sale Price** \$185,000

## Transaction Information

**Borrower** Stephanny Perez and Destino  
 Williamson  
 5205 Crown Chase Parkway  
 Hoover, AL 35244  
**Seller** Flytob Properties LLC  
 104 Hackberry Cr  
 Chelsea, AL 35043

## Summaries of Transactions

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$185,000.00</b>
01 Sale Price of Property	\$185,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
<b>Adjustments for Items Paid by Seller in Advance</b>	
09 City/Town Taxes 2/9/2018 to 1/1/2019	
10 County Taxes 2/9/2018 to 1/1/2019	
11 Assessments 2/9/2018 to 1/1/2019	
12	
13	
14	
15	
16	
<b>N. Due from Seller at Closing</b>	<b>\$17,049.06</b>
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$11,681.28
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan to	
05 Payoff of Second Mortgage Loan to	
06 SELLER PAID CLOSING COST	\$5,000.00
07	
08	
09	
10	
11	
12	
13	
<b>Adjustments for Items Unpaid by Seller</b>	
14 City/Town Taxes 1/1/2018 to 2/9/2018	
15 County Taxes 10/1/2017 to 2/9/2018 @ \$916.96/Year	\$329.10
16 Assessments 1/1/2018 to 2/9/2018 @ \$362.00/Year	\$38.68
17	
18	
19	

### CALCULATION

Total Due to Seller at Closing (M)	\$185,000.00
Total Due from Seller at Closing (N)	-\$17,049.06
<b>Cash to Close</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>\$167,950.94</b>

## Contact Information

### Real Estate Broker(B)

<b>Name</b>	Double Oak Realty, LLC
<b>Address</b>	1024 Commerce Blvd. Pelham, AL 35124
<b>AL License ID</b>	
<b>Contact</b>	Joey Pitts
<b>Contact AL License ID</b>	
<b>Email</b>	joey@doubleoakrealty.com
<b>Phone</b>	

### Real Estate Broker(S)

<b>Name</b>	Lucas & Associates
<b>Address</b>	100 Chase Park South Suite 128 Hoover, AL 35244
<b>AL License ID</b>	
<b>Contact</b>	Peggy Lucas
<b>Contact AL License ID</b>	
<b>Email</b>	Peggy@PeggyLucas.com
<b>Phone</b>	

### Settlement Agent

<b>Name</b>	EnTitle Direct - OH
<b>Address</b>	3 Summit Park Drive Suite 525 Independence, OH 44131
<b>AL License ID</b>	
<b>Contact</b>	
<b>Contact AL License ID</b>	
<b>Email</b>	
<b>Phone</b>	

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

## Closing Cost Details

	Seller-Paid	
	At Closing	Before Closing
<b>Loan Costs</b>		
<b>A. Origination Charges</b>		
<b>B. Services Borrower Did Not Shop For</b>		
<b>C. Services Borrower Did Shop For</b>		
<input type="checkbox"/> HOME WARRANTY to OLD REPUBLIC HOME PROTECTION	\$655.00	
<input type="checkbox"/> Pest Inspection to ALABAMA PROFESSIONAL SERVICES INC	\$100.00	
<input type="checkbox"/> Title - Abstract or title search to EnTitle Insurance	\$145.00	
<input type="checkbox"/> Title - Courier/Processing Fee to EnTitle Insurance	\$17.50	
<input type="checkbox"/> Title - Document preparation to EnTitle Insurance	\$47.50	
<input type="checkbox"/> Title - Lender's Title Insurance to EnTitle Insurance	\$25.00	
<input type="checkbox"/> Title - Settlement or closing fee to EnTitle Insurance	\$280.00	
<b>Other Costs</b>		
<b>E. Taxes and Other Government Fees</b>		
<b>F. Prepaids</b>		
<b>G. Initial Escrow Payment at Closing</b>		
<b>H. Other</b>		
<input type="checkbox"/> Association Dues to WATERFORD HOA	\$50.00	
<input checked="" type="checkbox"/> Real Estate Commission to Double Oak Realty, LLC	\$5,550.00	
<input type="checkbox"/> Real Estate Commission to Lucas & Associates	\$4,625.00	
<input type="checkbox"/> Title - Owner's Title Insurance (optional) to EnTitle Insurance	\$186.28	
<b>J. TOTAL CLOSING COSTS</b>	<b>\$11,681.28</b>	<b>\$0.00</b>

## Supplemental Page

By signing, you are only confirming that you have received this form.

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Bradley Thompson, member



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/13/2018 03:19:26 PM  
\$39.50 CHERRY  
20180213000047330

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.