

Prepared By and Return To:

Paul Michael Kemp
Access Title, LLC
Attn: Paul Kemp
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216
18-00093-RET

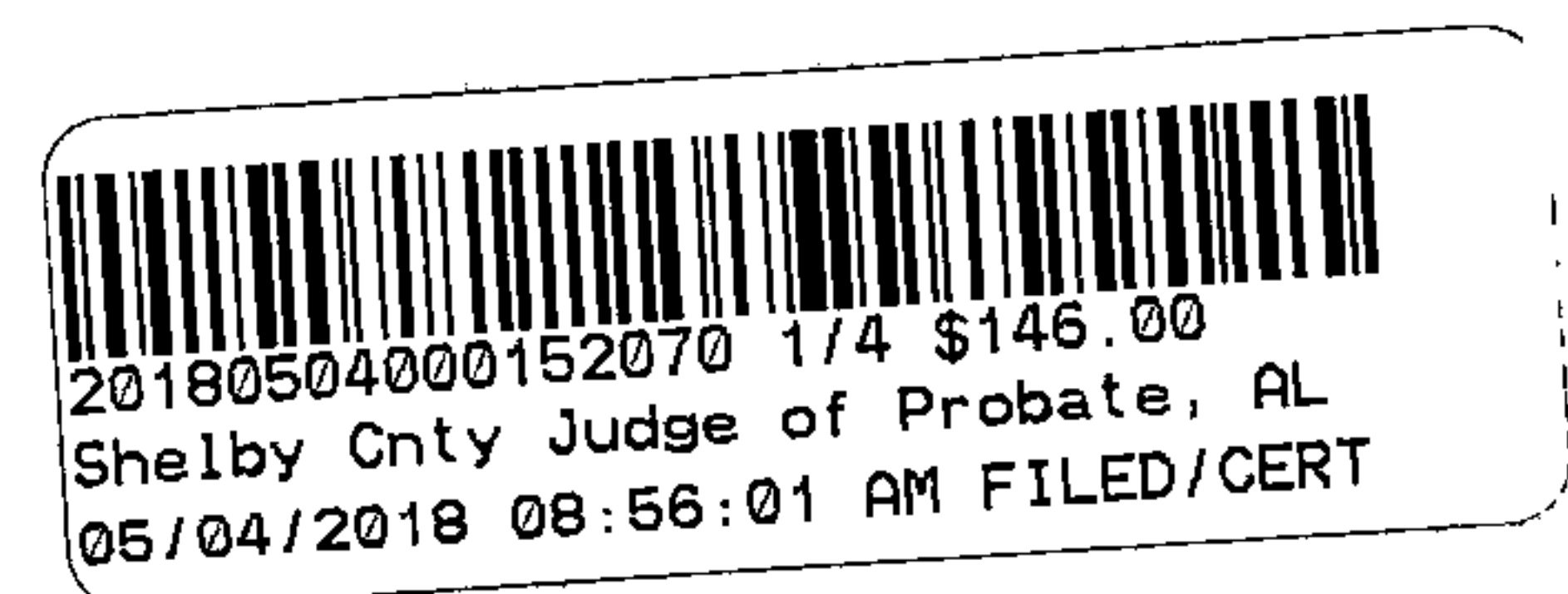
Send Property Tax Notice to:

David M. Sigler
Jennifer L. Sigler
440 Valley View Lane
Birmingham, AL 35226

**GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)**

STATE OF ALABAMA

COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS that

Found Properties, LLC

For and in consideration of the sum of SIX HUNDRED TEN THOUSAND DOLLARS (\$610,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

David Mallon Sigler and Jennifer Lorayne Sigler

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees, his/hers/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: Warranty Deed, recorded on 06/02/2016 at Instrument #20160602000189220, recorded in Shelby County, Alabama Probate Records.

The subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantees and upon death to the survivor of them, their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama,.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Shelby County, AL 05/04/2018
State of Alabama
Deed Tax:\$122.00

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 27 day of

April, 2018

[Signature]
Found Properties, LLC

STATE OF Alabama

COUNTY OF Jefferson

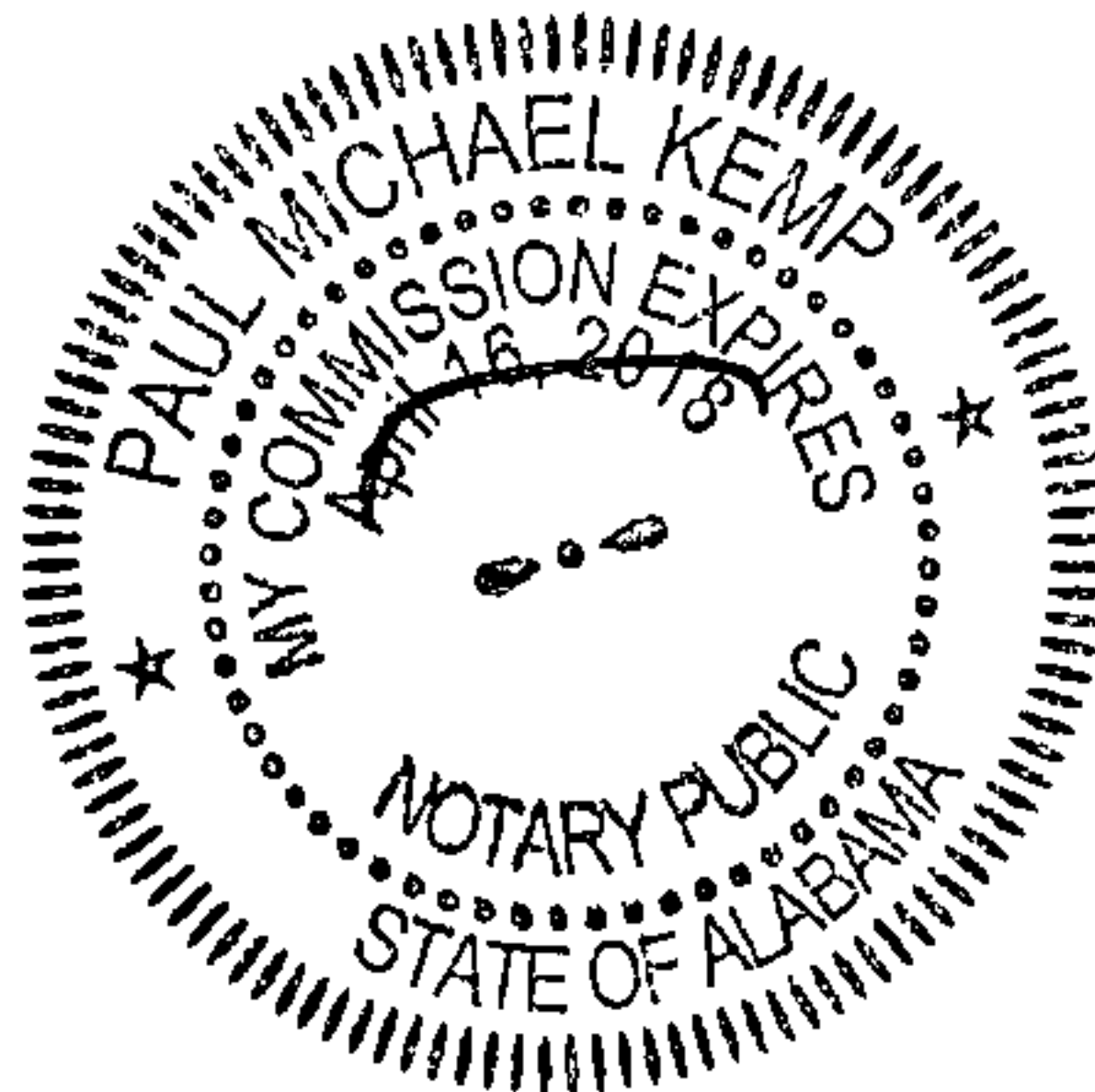
I, Paul H Kemp, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Zachary Love, in their capacity as President for Found Properties, LLC, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, and with authority to sign on behalf of the LLC, they executed the same voluntarily, on the day that bears the same date.

Given under my hand and official seal this 27 day of April, 2018

[Signature]
Notary Public

My Commission Expires: _____

[Signature]
[Notary Seal]



April 13, 2022
[Signature]



20180504000152070 2/4 \$146.00
Shelby Cnty Judge of Probate, AL
05/04/2018 08:56:01 AM FILED/CERT

Exhibit "A"

Part of the Southeast 1/4 of the Northeast 1/4 Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 19 South, Range 2 West and run North along the West line of said 1/4-1/4 Section a distance of 299.97 feet to a point; thence 98 degrees 39 minutes 15 seconds to the right in a Southeasterly direction a distance of 637.20 feet to a point; thence 83 degrees 43 minutes to the right in a Southerly direction a distance of 230.00 feet to a point on the South line of said 1/4 - 1/4; thence 90 degrees 00 minutes to the right on a Westerly direction along the South line of said 1/4 - 1/4 Section a distance of 621.02 feet to the point of beginning. Situated in Shelby County, Alabama.



20180504000152070 3/4 \$146.00
Shelby Cnty Judge of Probate, AL
05/04/2018 08:56:01 AM FILED/CERT

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 Hwy
Birmingham AL
35216

Grantee's Name: David M. Sigler and Jennifer L. Sigler

Mailing Address: 440 Valley View Lane
Pelham, AL 35124

Property Address:

440 Valley View Lane
Pelham, AL 35124

Date of Sale:

4-27-18

Total Purchase Price:

\$610,000.00

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 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 is 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: 4-30-18

☐ Unattested
Verified by: _____

Print: Access Title, LLC

Sign;

(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1



20180504000152070 4/4 \$146.00
Shelby Cnty Judge of Probate, AL
05/04/2018 08:56:01 AM FILED/CERT