

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 105  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**  
ABCO, LLC  
2199 ROXANNA COURT  
AUBURN, AL 36879

**WARRANTY DEED**

**20181102000390440**  
**11/02/2018 03:55:15 PM**  
**DEEDS 1/4**

**STATE OF ALABAMA            )**  
  
**SHELBY COUNTY                )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$104,900.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, TERESA T. LEVIO, an unmarried person, (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto ABCO, LLC (herein referred to as “Grantee”), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

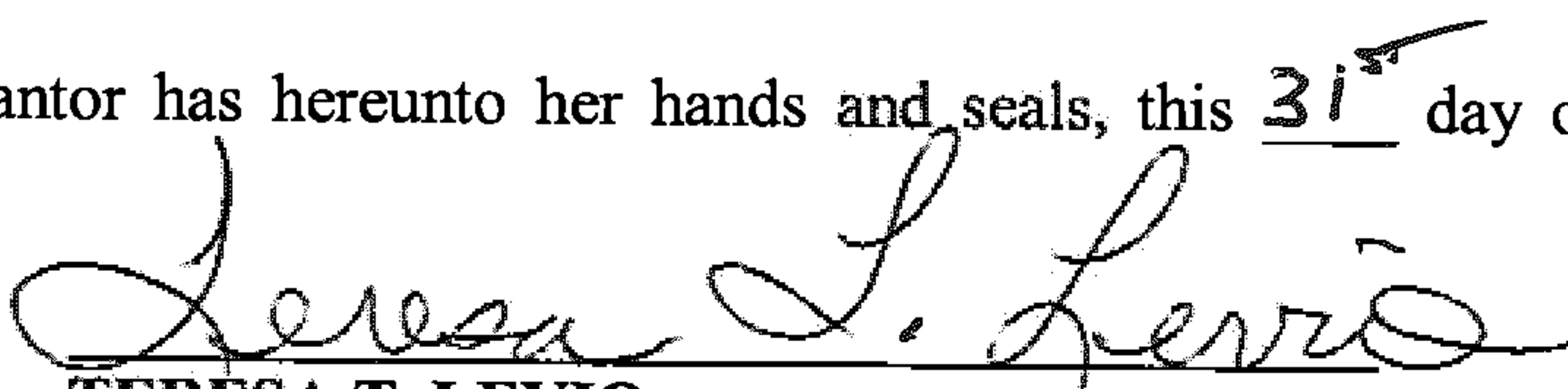
**SEE EXHIBIT A FOR LEGAL DESCRIPTION**

**\$75,000 OF THE CONSIDERATION ABOVE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith**

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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and its assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and its assigns forever, against the lawful claims of all persons.

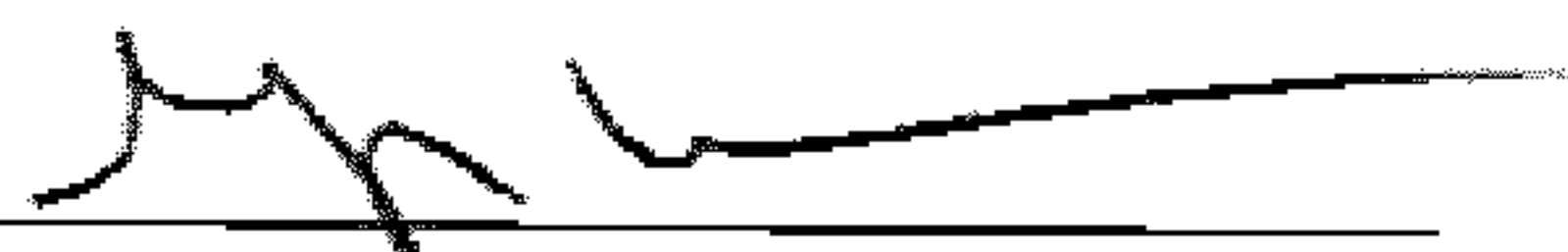
IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 31<sup>st</sup> day of OCTOBER, 2018.

  
TERESA T. LEVIO

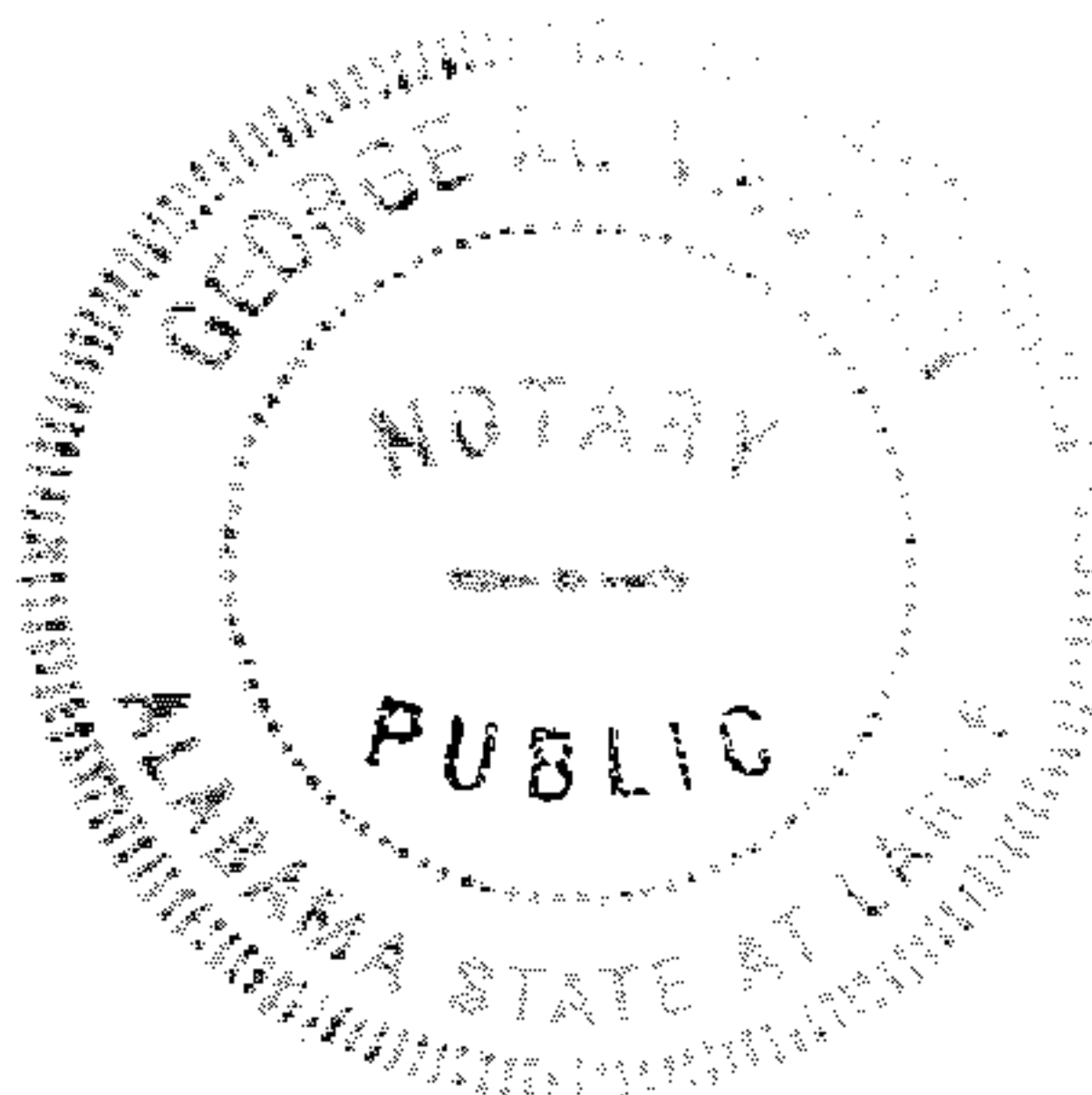
STATE OF ALABAMA                    )  
JEFFERSON COUNTY                 )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, TERESA T. LEVIO, whose name is signed to the foregoing conveyance, and who is 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 31<sup>st</sup> day of OCTOBER, 2018.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/18/2021



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A parcel of land containing 0.65 acres, more or less, located in the NE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the NW corner of said ¼ ¼ section; thence run East along the North line of said ¼ ¼ section a distance of 362.23 feet to the easterly right of way of Navajo Trail and the point of beginning; thence continue last course a distance of 140.17 feet; thence turn right 88°46'21" a distance of 200.0 feet; thence turn right 91°13'39" a distance of 56.88 feet; thence turn right 42°45'00" a distance of 200.0 feet to the right of way of said Navajo Trail; thence turn right 90°00'00" along said right of way a distance of 87.00 feet to the point of beginning. Situated in Shelby County, Alabama.

20181102000390440 11/02/2018 03:55:15 PM DEEDS 3/4

## Real Estate Sales Validation Form

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

Grantor's Name Teresa T. Lewis  
 Mailing Address c/o George Vaughn  
100 Old Town Road SE  
Birmingham AL 35207

Grantee's Name ABCO, LLC  
 Mailing Address 2199 Roxanne Court  
Auburn, AL 36811

Property Address 676 Newell Trail  
Albany, AL 35007

Date of Sale 10/31/2018  
 Total Purchase Price \$ 104,900

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 10/31/2018

Print George Vaughn

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/02/2018 03:55:15 PM  
 \$54.00 CHERRY  
 20181102000390440

Alvin S. Bayl