

SEND TAX NOTICE TO:
Rebecca Pilgreen and Josh Pilgreen
2045 Eagle Ridge Drive
Birmingham, AL 35242

This instrument was prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

20181107000394480
11/07/2018 12:57:55 PM
DEEDS 1/3

WARRANTY DEED

State of Alabama)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty-Eight Thousand Dollars and Zero cents (\$248,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Helen Youmei Chang, an unmarried woman** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Rebecca Pilgreen and Josh Pilgreen** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

Lot 57, according to the Map and Survey of Townes at Brook Highland, as recorded in Map Book 30, page 133 A and B in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2018, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

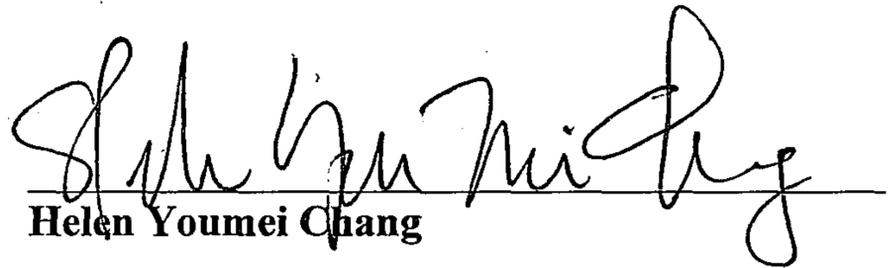
\$232,000.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

Helen Youmei Chang is the sole surviving grantee of Tri Q. Tran, having died on or about March 21, 2018.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the ^{2nd} ~~31st~~ day of ^{November} ~~October~~, 2018.


Helen Youmei Chang

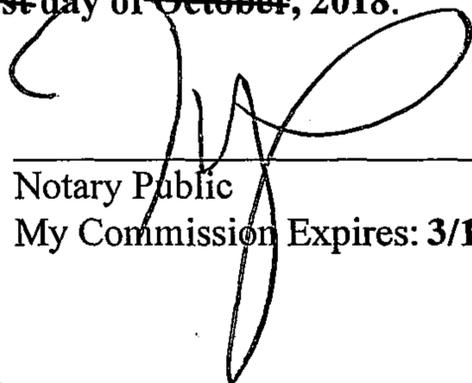
State of Alabama)
Jefferson County)

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Helen Youmei Chang** 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 for and as her own act on the day the same bears date.

Given under my hand and official seal this the ^{2nd} ~~31st~~ day of ^{November} ~~October~~, 2018.

(SEAL)


Notary Public
My Commission Expires: 3/14/2019

FILE NO: 2018162-A

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires March 14, 2019

Real Estate Sales Validation Form

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

Grantor's Name Helen Youmei Chang
Mailing Address 500 Southland Drive
Hoover, AL 35226

Grantee's Name Rebecca and Josh Pilgreen
Mailing Address 2045 Eagle Ridge Drive
Birmingham, AL 35242

Property Address 2045 Eagle Ridge Drive
Birmingham, AL 35242

Date of Sale 11/2/2018
Total Purchase Price \$ 248000
or
Actual Value \$

20181107000394480 11/07/2018 12:57:55 PM DEEDS 3/3 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 Appraisal
Sales Contract Other
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 - 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 11/2/2018

Print Frank Steele Jones

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2018 12:57:55 PM
\$37.00 CHERRY
20181107000394480

Allen S. Boyd