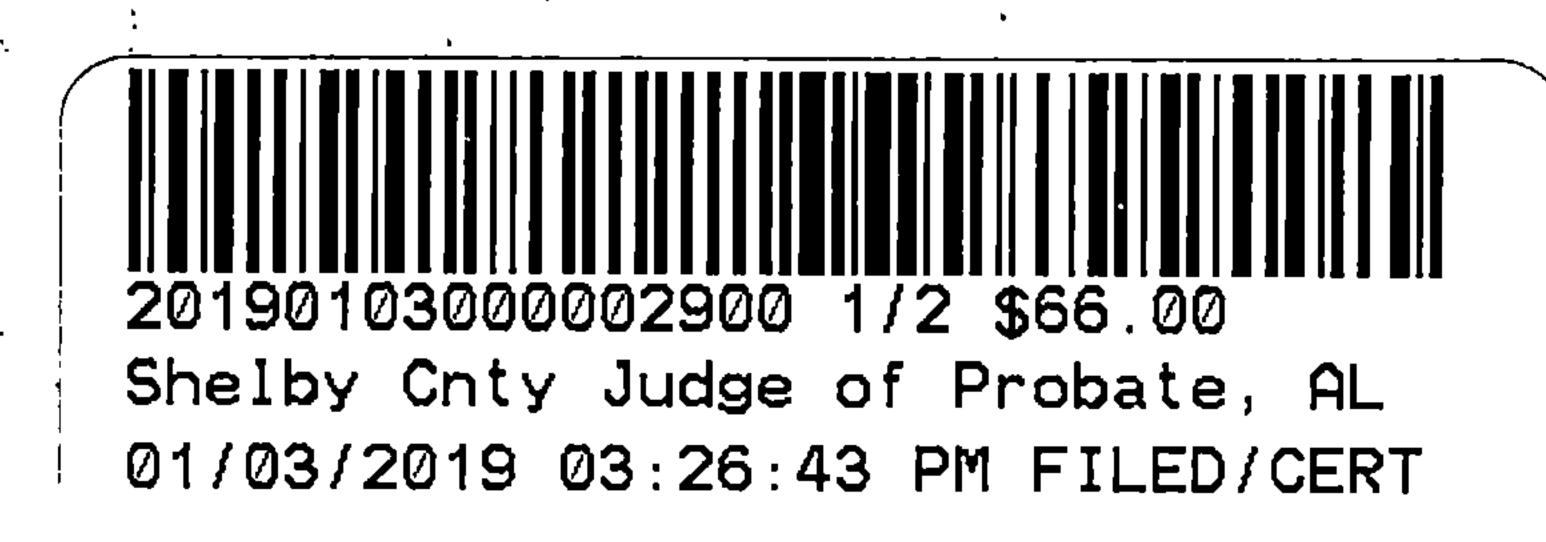
WARRANTY DEED



STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Thirty-Nine Thousand and 00/100 (\$239,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we M. KIMBERLY TAYLOR MCQUEEN and JASON MCQUEEN, WIFE AND HUSBAND herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto JASON S. FOLEY, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in MANTANA County, State of Alabama, to wit:

LOT 22, ACCORDING TO THE SURVEY OF THE HILLS AT BROOKHIGHLAND, AS RECORDED IN MAP BOOK 37, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$191,200.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

M. KIMBERLY TAYLOR MCQUEEN IS ONE AND THE SAME AS M. KIMBERLY TAYLOR AS SHOWN ON TITLE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 21st day of December, 2018.

M. KIMBERLY TAYLOR-MCQUEEN

JASON MCQUEEN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that M. KIMBERLY TAYLOR MCQUEEN and JASON MCQUEEN whose name(s) 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, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 21st day of December 2018.

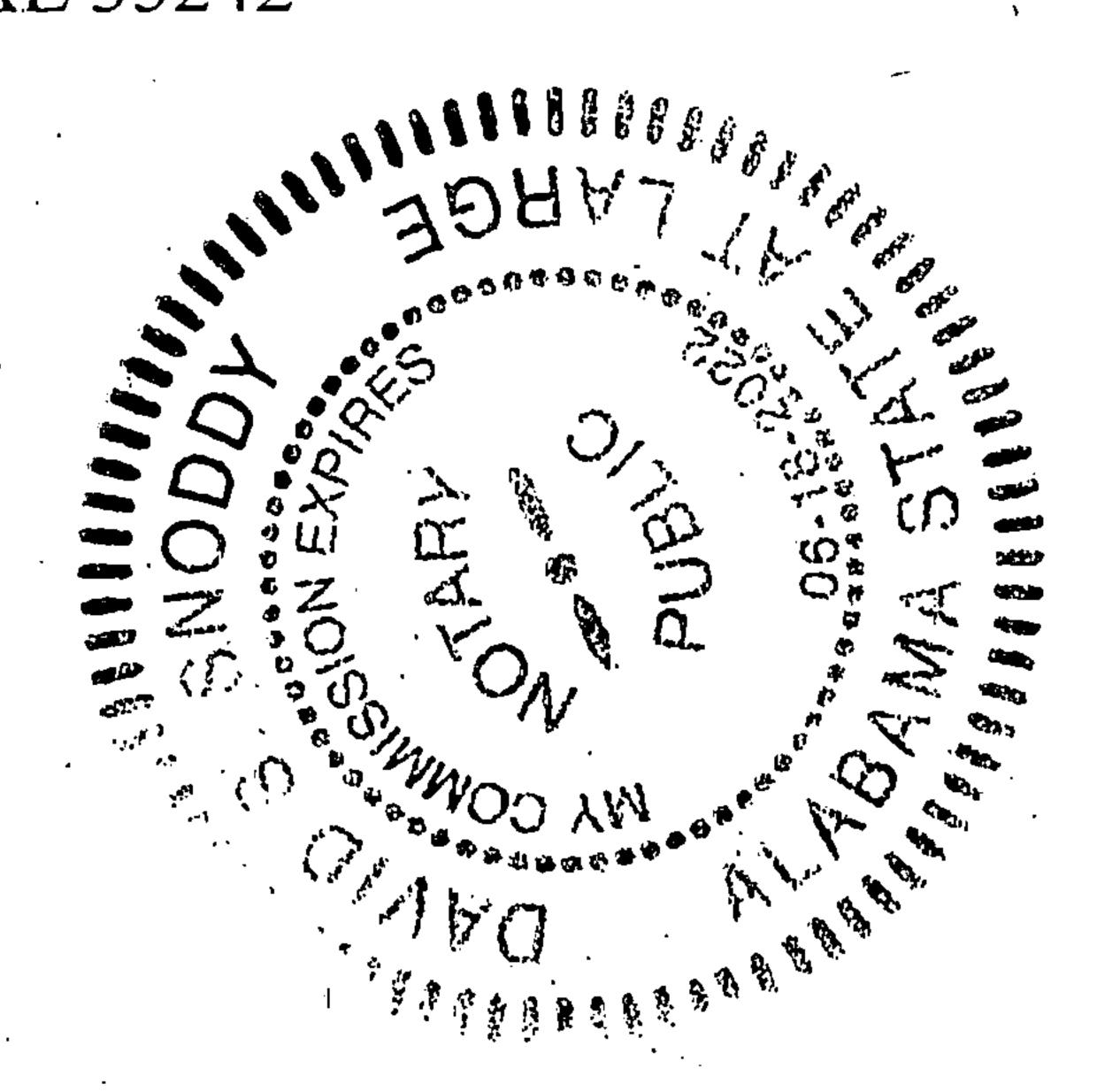
My Commission Exp:

SEND TAX NOTICE TO:

JASON S. FOLEY
3048 EAGLE RIDGE LANE
BIRMINGHAM, AL 35242

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

Shelby County, AL 01/03/2019 State of Alabama Deed Tax:\$48.00



Real Estate Sales Validation Form

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

	M. KIMBERLY TAYLOR MCQUEEN			e's Name JASON S. FOLE	
Mailing Address:	4060 FAGIE PIO		Vlailing Address:	•	
	BIRMINGHAM AL	- 50247	•	BIRMINGHAM, AL 35242	2.
Droperty Address	3048 EAGLE RIDGE LANE		Data of Sala Doc	$\frac{1}{2}$	
riopeity Addiess	BIRMINGHAM, AL 35242	•	Date of Sale Dec	rice \$239,000.00	
	DIMINISTRATIVI, AL 33242	•	or .	11CE \$239,000.00	
			Actual Value	Ċ	
			or	,	•
			Assessor's Marke	t Value S	
The purchase price	e or actual value claimed on this fo		,	•	check one)
•	ation of documentary evidence is r			, or o or i i o o i i o o i o o i o o i o o o o	
	Bill of Sale		Appraisal		
	Sales Contract		Other	•	
· · · · · · · · · · · · · · · · · · ·	Closing Statement			•	
If the conveyance	dòcument presented for recordati	ion contains all of	the required info	ormation referenced above	e, the filing of
this form is not re	quired.		•	•	
		Instructions			
Grantor's name ar	nd mailing address – provide the na	ame of the persor	າ or persons conv	eying interest to property	and their
current mailing ad	ldress.	•	•		·
		•	• •		
Grantee's name a	nd mailing address – provide the na	ame of the person	n or persons to w	hom interest to property i	s being
conveyed.		•	•		• •
		•		1	•
Property address -	- the physical address of the prope	erty being conveye	ed, if available.		
					•
Date of Sale – the	date of which interest to the prope	erty was conveye	d.··		
				•	
•	ce – the total amount paid for the	purchase of the p	roperty, both rea	al and personal being conv	eyed by the
instrument offered	d for record.	•		· · · · · · · · · · · · · · · · · · ·	
	ne property is not being sold, the tr		•		
•	d for record. This may be evidence	ed by an appraisal	conducted by a l	licensed appraiser or the a	ssessor's
current market va	lue.	•			
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	ny false statements claimed on this				
Alabama 1975 Sec					· · · · · · · · · · · · · · · · · · ·
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, Date: DECEMBER	21, 2018	Print	· Cimbe	1 Taylor 1	1ºQINCES
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