

20190806000283060
08/06/2019 02:53:20 PM
DEEDS 1/4

This instrument was prepared by:
Fish Nelson & Holden, LLC
400 Century Park S #224
Birmingham, AL 35226

Send tax notice to:
LeAustin Billups
2013 Fairbank Cir
Chelsea, AL 35043

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Brent R. Franklin and Donna D. Franklin**, a married husband and wife, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LeAustin Billups, a married man, (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 08-9-31-2-003-004.000

Address: 2013 Fairbank Circle, Chelsea, AL 35043

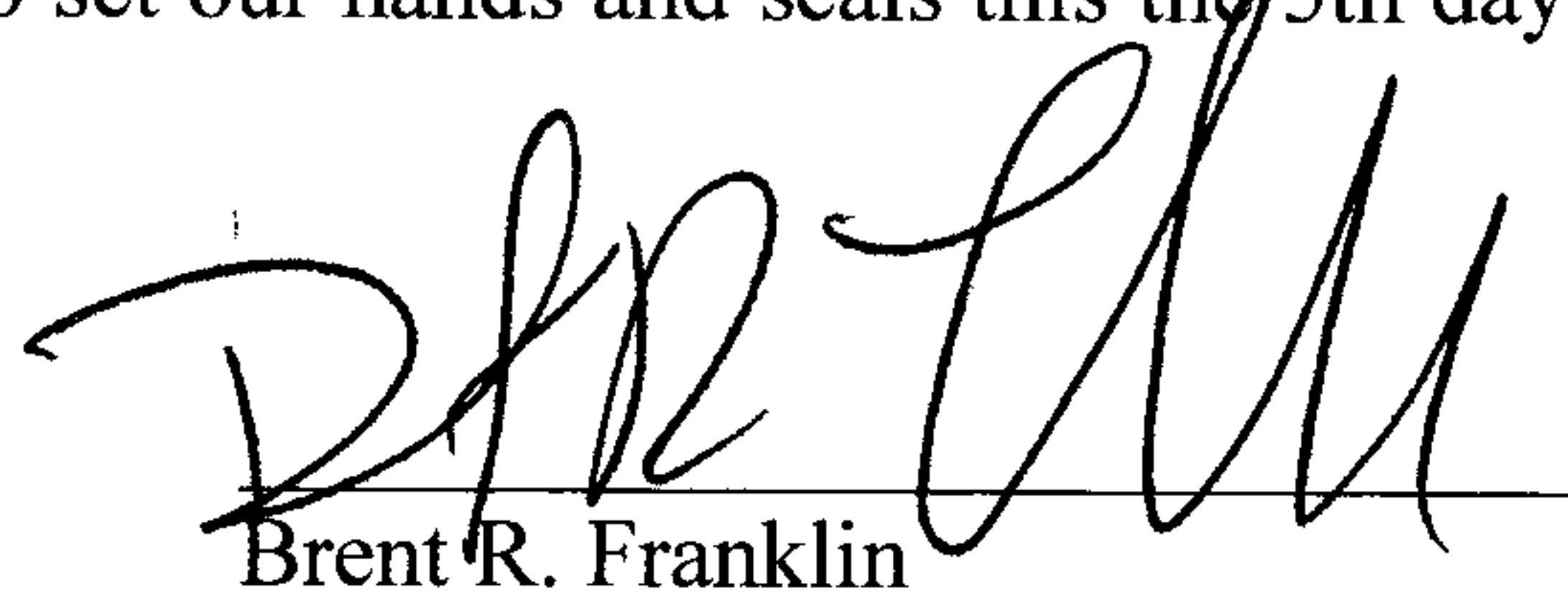
See Exhibit A for Legal Description

Subject to taxes for the year 2019 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$171,731.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or 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 5th day of August, 2019.



Brent R. Franklin

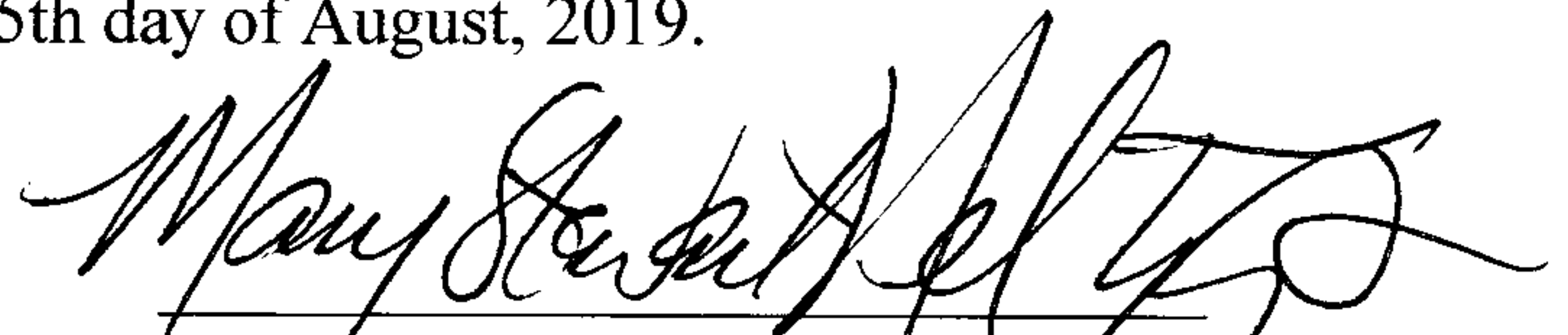


Donna D. Franklin

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Brent R. Franklin and Donna D. Franklin whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 2019.



Notary Public
My Commission Expires: 4/30/21

EXHIBIT A

The Land is described as follows:

Lot 3-73, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Real Estate Sales Validation Form

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

Grantor's Name Brent + Donna Franklin
Mailing Address 312 Lake St.
Trussville AL 35173

Grantee's Name Le Austin Billups
Mailing Address 2013 Fairbank Cir
Chelsea AL 35043

Property Address 2013 Fairbank Cir
Chelsea AL 35043

Date of Sale 8/5/19
Total Purchase Price \$ 174,900.00

or
Actual Value \$ _____

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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 8-5-19

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Alicia S. Boyd



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2019 02:53:20 PM
\$27.50 CHERRY
20190806000283060

Form RT-1