


This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080


20191001000357730 1/7 \$127.50
Shelby Cnty Judge of Probate, AL
10/01/2019 08:41:15 AM FILED/CERT

Send Tax Notice to:
Brian Bartram & Hauphuc Le
1620 Creekside Dr.
Birmingham, AL 35244

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY SEVEN THOUSAND FOUR HUNDRED (\$87,400.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Donald S. Briggs** and **Diane E. Briggs**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brian Bartram** and **Hauphuc Le** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the Survey of Canterbury Estates, 1st Addition, as recorded in Map Book 16, Page 67, Shelby County, Alabama records.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 10/01/2019
State of Alabama
Deed Tax: \$87.50

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this
the 26 day of September, 2019.

Donald S. Briggs by Josh Smitherman his Attorney-in-Fact
Donald S. Briggs by
Josh Smitherman, his Attorney-in-Fact

Diane E. Briggs by Josh Smitherman her Attorney-in-Fact
Diane E. Briggs by
Josh Smitherman, her Attorney-in-Fact

STATE OF ALABAMA
SHELBY COUNTY

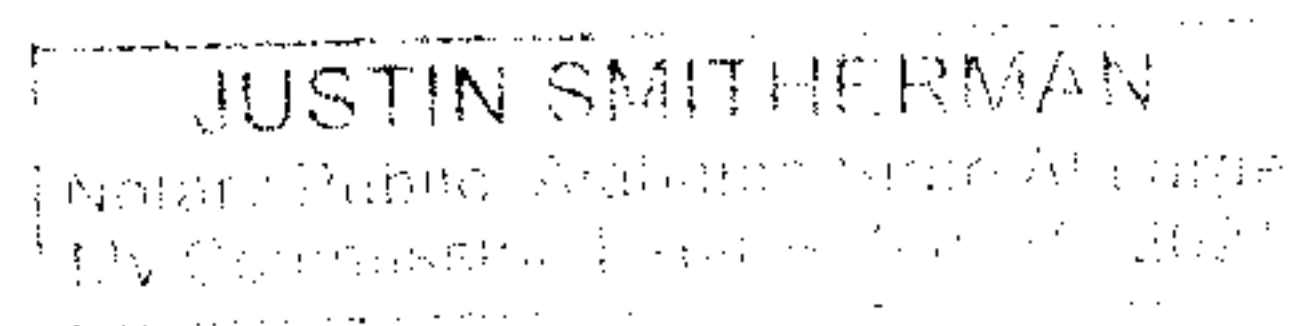
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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Donald S. Briggs by Josh Smitherman, his Attorney-in-Fact** and **Diane E. Briggs by Josh Smitherman, her Attorney-in-Fact**, 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 the Instrument, he/she/they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of
September, 2019.

[Signature]
Notary Public
My Commission Expires: 1/18/21



20191001000357730 2/7 \$127.50
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Real Estate Sales Validation Form

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

Grantor's Name Donald S. Briggs Diane E. Briggs
Mailing Address 131 Shenandoah Lane
Stafford, VA 22554

Grantee's Name Brian Bartram Hauphuc Le
Mailing Address 1620 Creekside Dr.
Birmingham, AL 35244

Property Address 101 Buckingham Circle
Montevallo, AL 35115

Date of Sale 09/26/2019
Total Purchase Price \$87,400.00

or
Actual Value \$

or
Assessor's Market Value \$



20191001000357730 3/7 \$127.50
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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 09/26/2019

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA
COUNTY OF SHELBY

}

LIMITED
POWER OF
ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Limited Durable Power of Attorney, that I, **Diane E. Briggs**, of Mercer County, State of New Jersey, the undersigned, DO HEREBY MAKE, CONSTITUTE AND APPOINT **Josh Smitherman**, of Shelby County, State of Alabama, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit, to do, perform and execute all and every act that I may legally do through an attorney-in-fact to engage in any real estate transaction regarding the property located at 101 Buckingham Circle Montevallo, AL 35115, including, but not limited to, the power to sell, convey, and sign all documents in connection with said real estate transaction, and every proper power necessary to carry out the purposes for which this power is granted, with full power of substitution and revocation, hereby ratifying and affirming that which the said **Josh Smitherman** shall lawfully do or cause to be done by himself lawfully designated by virtue of the power herein conferred upon him.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence upon the execution of this instrument and shall be in full force and effect upon the execution of this instrument; the authority herein conferred shall not be affected by disability, incompetency, or incapacity of the said principal, **Diane E. Briggs**; and such rights, powers and authority shall remain in full force and effect until the death of the principal, **Diane E. Briggs**, or until her disability, incompetency, or incapacity is otherwise terminated by order of a court of competent jurisdiction. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns, and personal representatives.

This Power of Attorney shall expire on January 1, 2020.

IN WITNESS WHEREOF, as Principal, I have signed this Limited Power of Attorney in Mercer County, State of New Jersey, this, the 20th day of September, 2019, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

Diane E. Briggs
Principal



20191001000357730 4/7 \$127.50
Shelby Cnty Judge of Probate, AL
10/01/2019 08:41:15 AM FILED/CERT

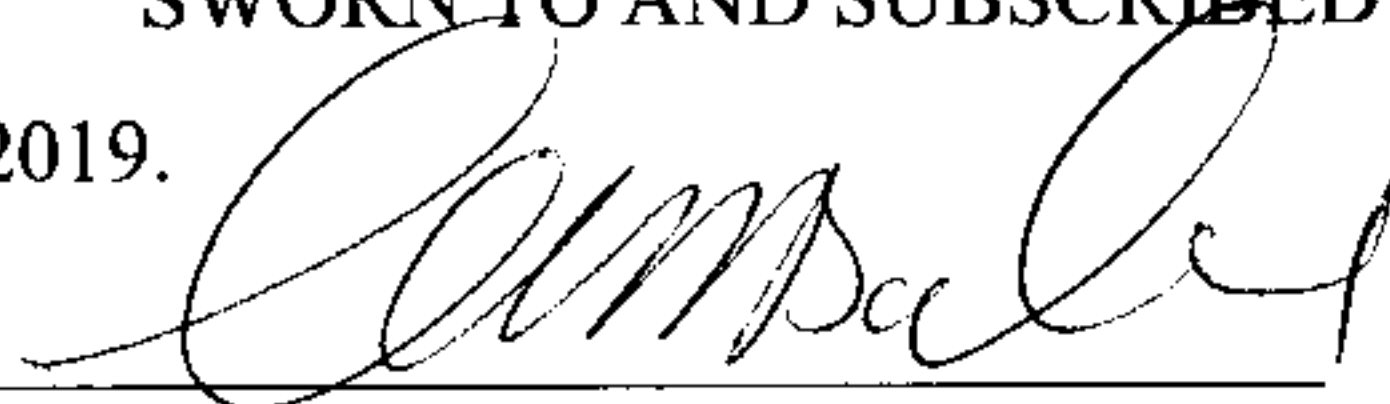
STATE OF New Jersey
COUNTY OF Merse

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Acknowledgement

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Diane E. Briggs**, whose name is signed to the foregoing Limited Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said Limited Power of Attorney, she executed the same voluntarily on the day the same bears date.


SWORN TO AND SUBSCRIBED BEFORE ME this, the 20th day of September,
2019.


Notary Public

My Commission Expires: 04/03/2021

This Instrument Prepared By:
Justin Smitherman
Alabama Law Services, LLC
4685 Highway 17 Suite D
Helena, AL 35080

IVAN BALEV
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION # 2273810
MY COMMISSION EXPIRES
APRIL 03, 2021


20191001000357730 5/7 \$127.50
Shelby Cnty Judge of Probate: AL
10/01/2019 08:41:15 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

}

LIMITED
POWER OF
ATTORNEY


KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Limited Durable Power of Attorney, that I, **Donald S. Briggs**, of Stuflord County, State of Virginia, the undersigned, DO HEREBY MAKE, CONSTITUTE AND APPOINT **Josh Smitherman**, of Shelby County, State of Alabama, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit, to do, perform and execute all and every act that I may legally do through an attorney-in-fact to engage in any real estate transaction regarding the property located at 101 Buckingham Circle Montevallo, AL 35115, including, but not limited to, the power to sell, convey, and sign all documents in connection with said real estate transaction, and every proper power necessary to carry out the purposes for which this power is granted, with full power of substitution and revocation, hereby ratifying and affirming that which the said **Josh Smitherman** shall lawfully do or cause to be done by himself lawfully designated by virtue of the power herein conferred upon him.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence upon the execution of this instrument and shall be in full force and effect upon the execution of this instrument; the authority herein conferred shall not be affected by disability, incompetency, or incapacity of the said principal, **Donald S. Briggs**; and such rights, powers and authority shall remain in full force and effect until the death of the principal, **Donald S. Briggs**, or until his disability, incompetency, or incapacity is otherwise terminated by order of a court of competent jurisdiction. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns, and personal representatives.

This Power of Attorney shall expire on January 1, 2020.

IN WITNESS WHEREOF, as Principal, I have signed this Limited Power of Attorney in Stuflord County, State of Virginia, this, the 24th day of SEPTEMBER, 2019, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

20191001000357730 6/7 \$127.50
Shelby Cnty Judge of Probate, AL
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Principal

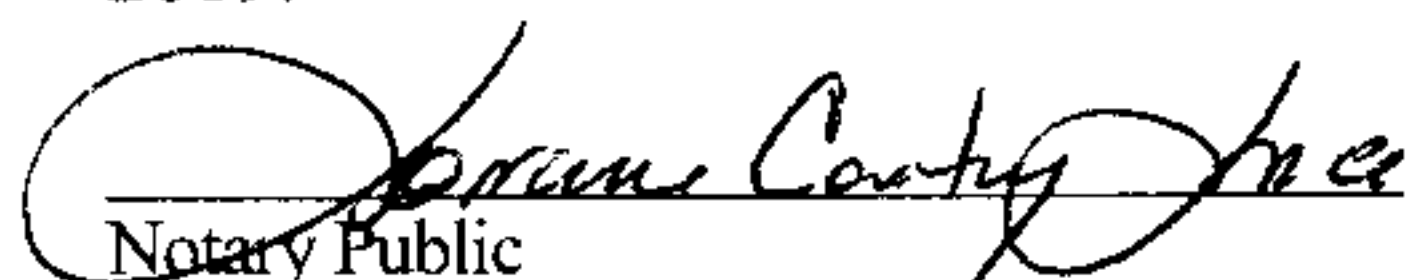
STATE OF VIRGINIA
COUNTY OF STAFFORD

}

Acknowledgement

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Donald S. Briggs**, whose name is signed to the foregoing Limited Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said Limited Power of Attorney, he executed the same voluntarily on the day the same bears date.


SWORN TO AND SUBSCRIBED BEFORE ME this, the 20 day of 2019-SEPT,
2019.


Notary Public

My Commission Expires: 7589538 6/30/2022

This Instrument Prepared By:
Justin Smitherman
Alabama Law Services, LLC
4685 Highway 17 Suite D
Helena, AL 35080

Lorraine Courtney Lince - Notary Public
Commonwealth of Virginia
Commission No. 7589538
My Commission Expires June 30, 2022


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