

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Franck Laurent Debril
125 Stevens Hill Cir
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Fifty Five Thousand and 00/100 Dollars (\$355,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Joe Leonard March, and his wife, Ann Victoria March

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Franck Laurent Debril

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" attached hereto

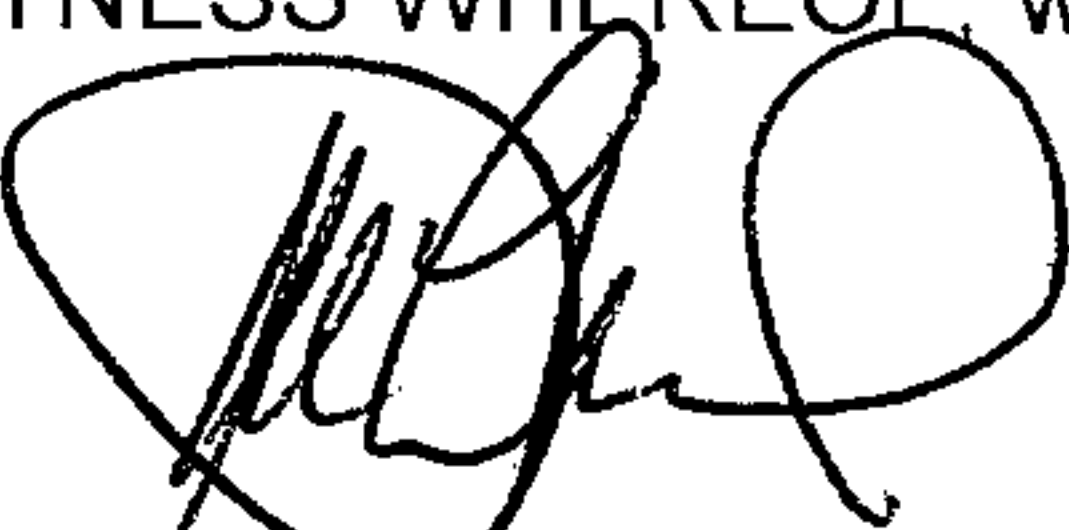
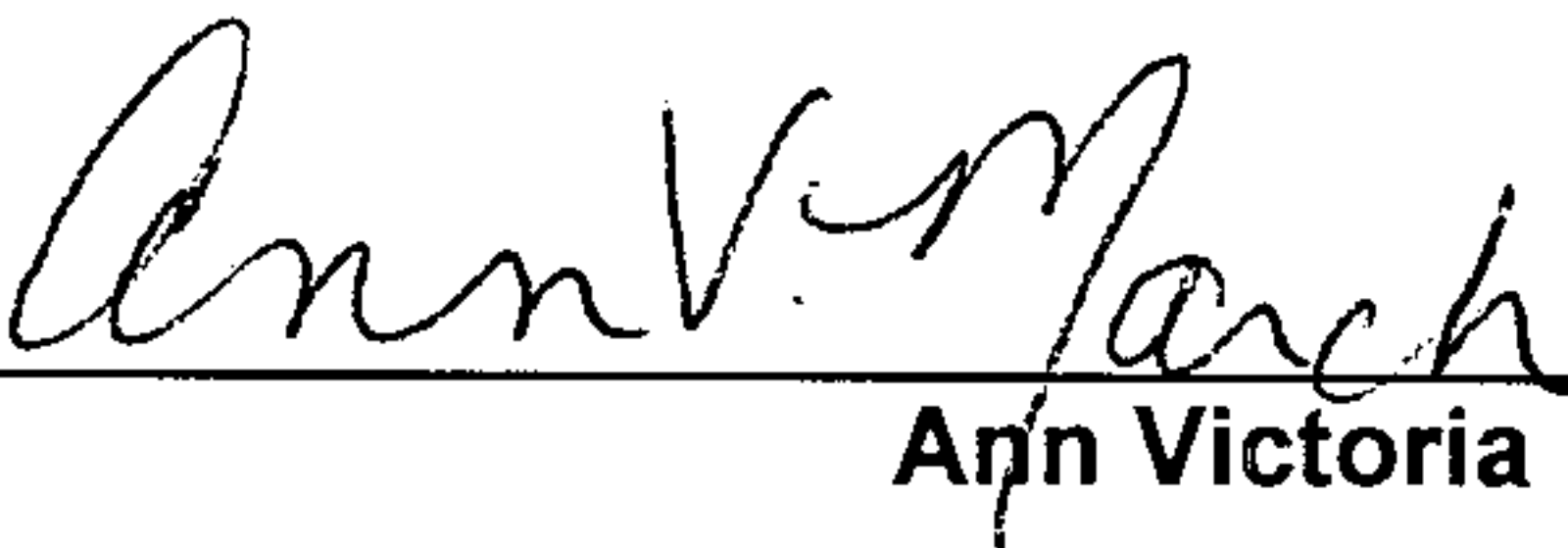
\$284,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2020 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **his** 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 Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **8th day of November, 2019**.

 (Seal)  (Seal)

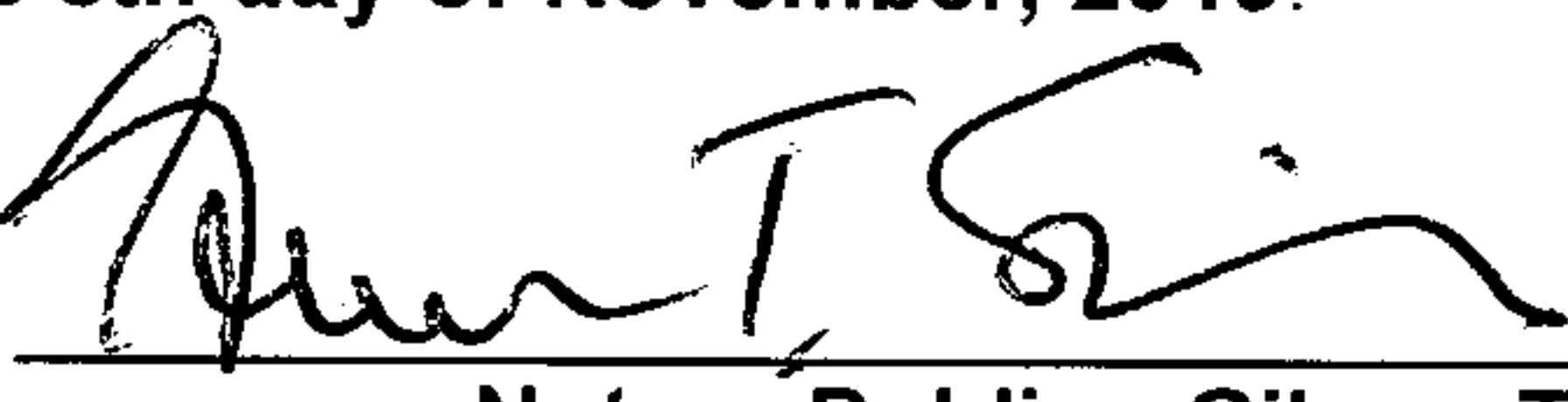
Joe Leonard March Ann Victoria March

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Joe Leonard March and Ann Victoria March** 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **8th day of November, 2019**.





Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2021

EXHIBIT A

Lot 43, according to the Amended Plat, Brookhaven, Sector III, as recorded in Map Book 11, Page 118, in the Probate Office of Shelby County, Alabama.

Less and Except: A parcel of land lying and being part of Lot 43 of the Amended Plat, Brookhaven, Sector III, as recorded in Map Book 11, Page 118, in the Probate Office of Shelby County, Alabama, said parcel more particularly described as follows:

Commence at the Westernmost corner of Lot 20, Heatherwood Forest, Sector Two, as recorded in Map Book 17, Page 129, in said Probate Office; thence run Southeastwardly along the property line between Lot 20 and Lot 21 of Last said subdivision 250.60 feet to a point on the traverse control line as shown on map of last said subdivision; thence turn 11 degrees 25 minutes 22 seconds left and run 69.22 feet to a point in the center of a creek, as now located and the point of beginning of the parcel herein described; thence turn 145 degrees 47 minutes 56 seconds right and run Northwestwardly 20.00 feet to an iron pin marker on the bank of said creek; thence continue Northwestwardly on last described course 34.05 feet to an iron pin marker on the bank of said creek; thence continue Northwestwardly on last described course 18.09 feet to a point in the center of said creek, as now located; thence run Northwestwardly, Northeastwardly, Southeastwardly and Southwestwardly along the center line of said creek 400 feet, more or less, as now located to the point of beginning.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Joe Leonard March**

Date of Sale: **November 8th, 2019**

Grantor Name: **Ann Victoria March**

Mailing Address: **125 Stevens Hill Cir
Hoover, Alabama, 35244**

Total Purchase Price: **\$355,000.00**
Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **125 Stevens Hill Cir
Hoover, Alabama, 35244**

Grantee Name: **Franck Laurent Debril**

Mailing Address: **5003 SW Somersby Dr
Ankeny, IA, 50023**

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 _____

XX 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 Section 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 Section 40-22-1 (h).

Date: **November 8th, 2019**

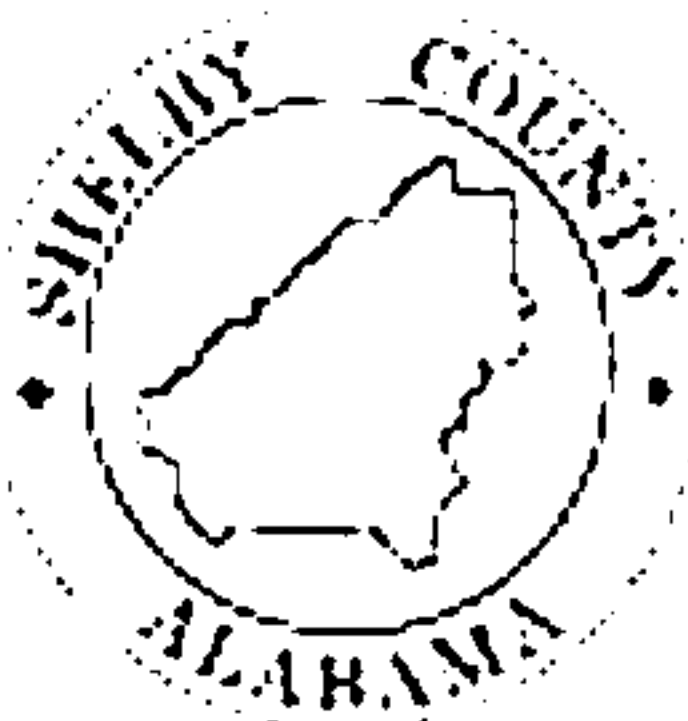
Print: Galmer T. Simmon

____ Unattested

(verified by)

Sign: Ann T. S.

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2019 01:55:07 PM
\$99.00 CHARITY
20191112000419650

Allen S. Bayl