

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Robert Walter McManus, Jr. and Holli McManus 357 Strathaven Drive Pelham, AL 35124
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STATE OF ALABAMA )  
 )  
 COUNTY OF SHELBY )

**COMPANY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Fifty Eight Thousand Nine Hundred and NO/100 DOLLARS (\$358,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Stone Financing, LLC, a Delaware limited liability company**, whose address is 16260 North 71st Street 2<sup>nd</sup> Floor Reception, Scottsdale, AZ 85254 (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert Walter McManus, Jr. and Holli McManus** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, 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:


**Legal description attached hereto and made a part hereof**

Subject To:  
 Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.  
 Existing covenants and restrictions, easements, building lines and limitations of record.  
 \$340,955.00 of the consideration was paid from the proceeds of a mortgage loan.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' successors and assigns, covenants with GRANTEES, and with GRANTEES' 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; that GRANTOR have a good right to sell and convey that same to the said GRANTEES, their heirs and assigns; and that GRANTORS will, and GRANTORS' successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

  
 20191114000422600 1/4 \$49.00  
 Shelby Cnty Judge of Probate, AL  
 11/14/2019 12:56:35 PM FILED/CERT

Shelby County, AL 11/14/2019  
 State of Alabama  
 Deed Tax: \$18.00

IN WITNESS WHEREOF, Stone Financing, LLC, a Delaware Limited Liability Company, has caused this instrument to be executed by Cory Wilhelmi its duly authorized agent and attested by Colleen Ritsema, its duly authorized agent this 22nd day of October 2019.

ATTEST:

Stone Financing, LLC

XBY: Colleen Ritsema

Colleen Ritsema  
Its: Authorized Agent

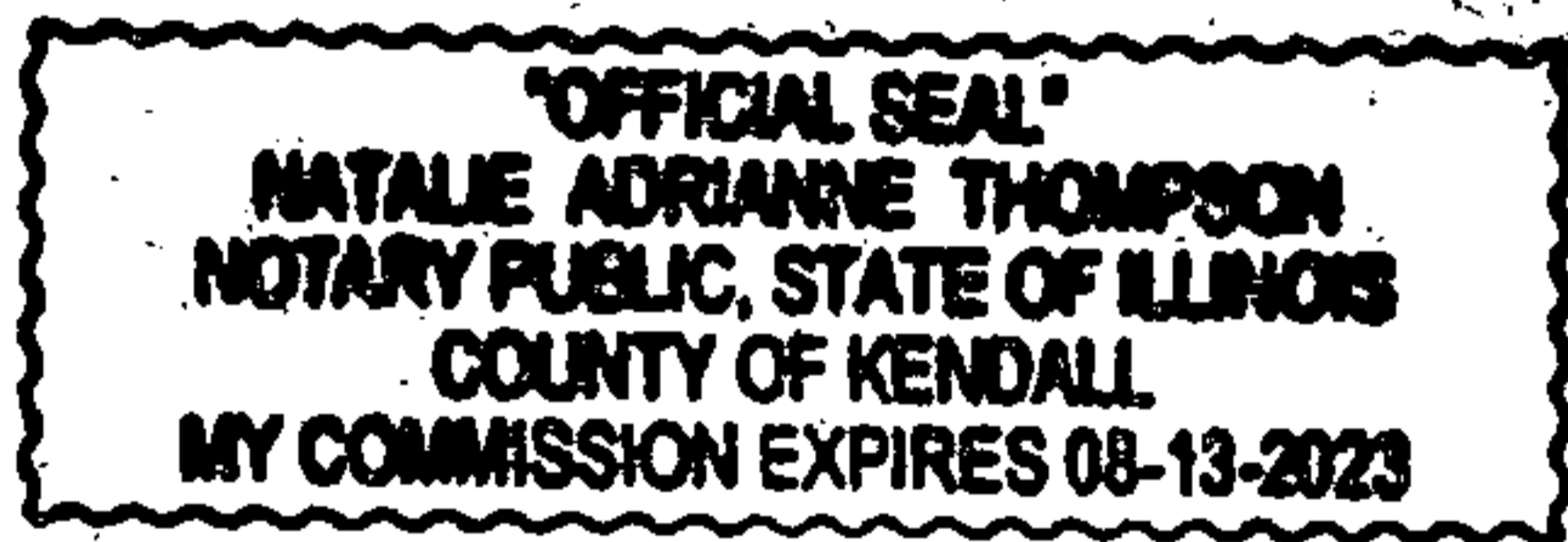
XBY: Cory Wilhelmi  
Its: Authorized Agent

Illinois  
✓ THE STATE OF ~~ALABAMA~~ }  
DuPage COUNTY. }

I, the undersigned, Natalie Adrienne Thompson, a Notary Public, in and for said State Illinois, hereby certify that Cory Wilhelmi, and Colleen Ritsema, Authorized Agents of Stone Financing, LLC, a Delaware Limited Liability Company, 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, as such authorized signers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 22 day of October, 2019.

✓ Natalie Adrienne Thompson  
Notary Public



FOR RECORDING ONLY

MR-BG-8408899  
This instrument was prepared by:  
Joan M. Brady Attorney  
449 Taft Avenue  
Glen Ellyn, IL 60137

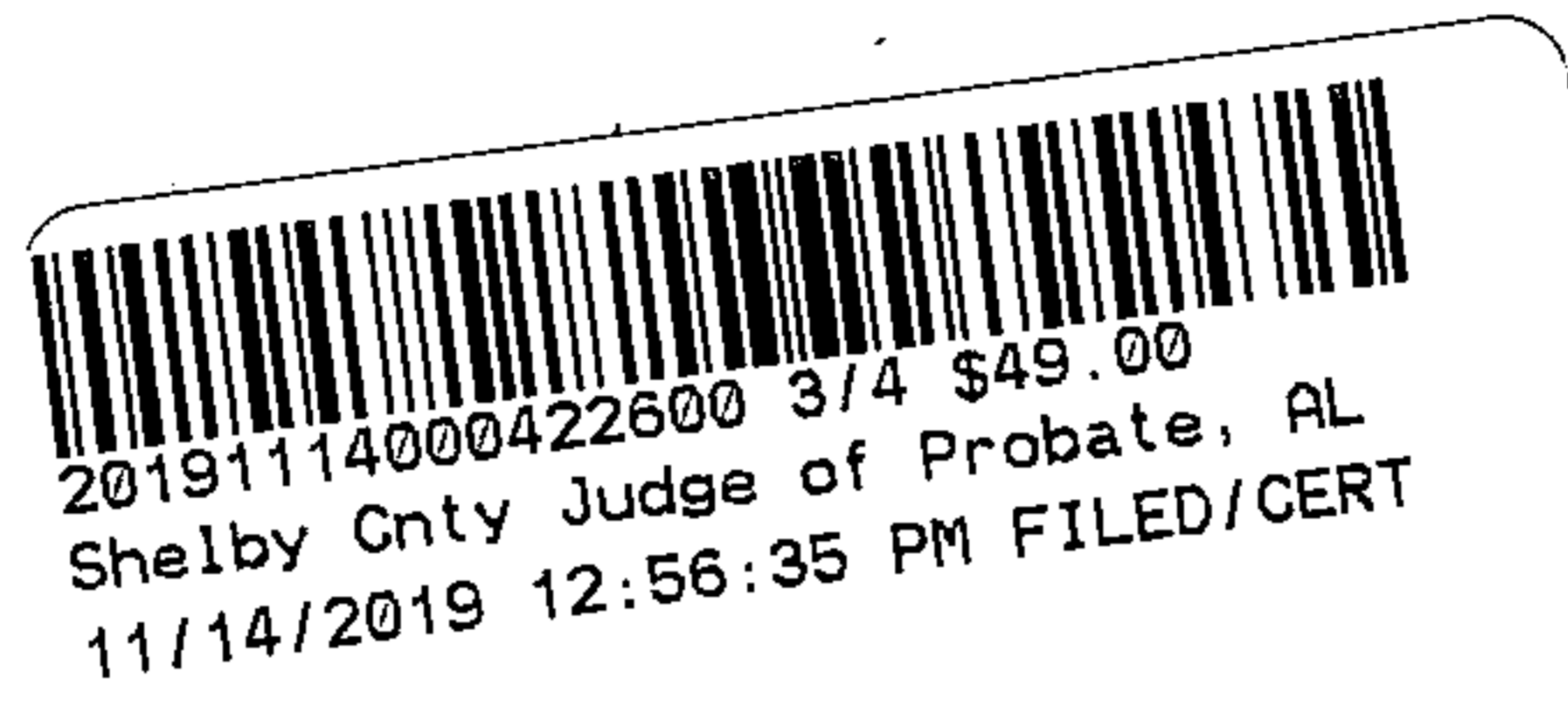


20191114000422600 2/4 \$49.00  
Shelby Cnty Judge of Probate, AL  
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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,  
STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Lot 1695, according to the Survey of Strathaven at Ballantrae, Phase 5, as recorded in Map Book  
44, Page 12, in the Probate Office of Shelby County, Alabama.



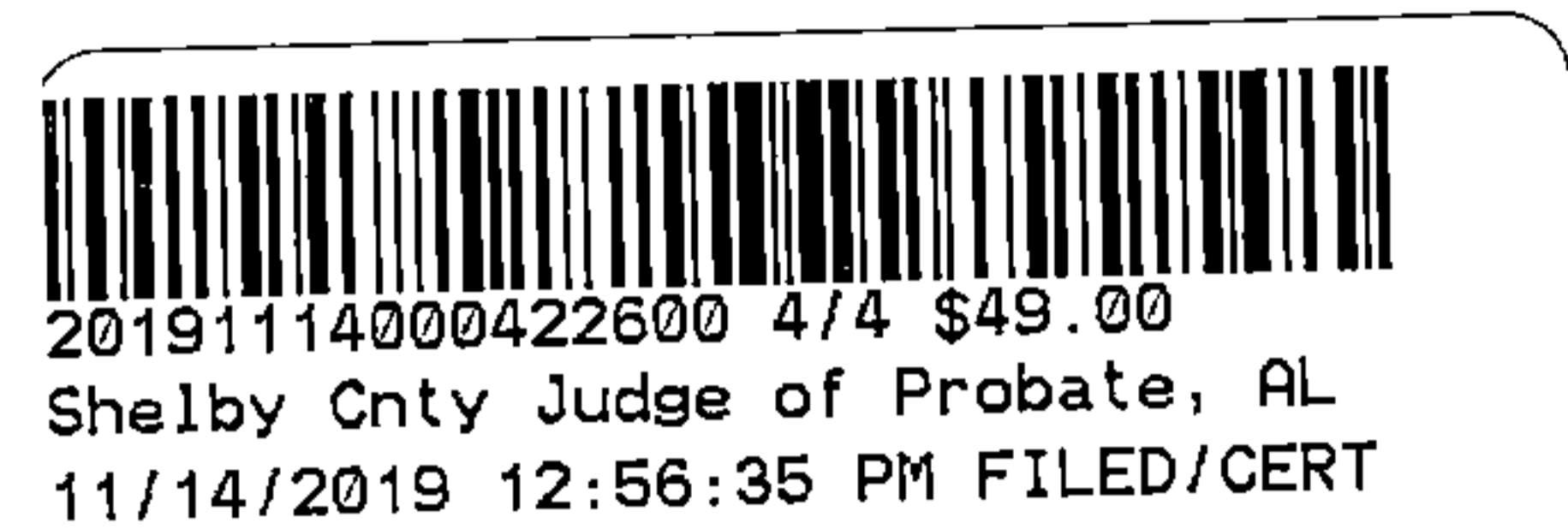


**Real Estate Sales Validation Form**

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

Grantor's Name	Stone Financing, LLC	Grantee's Name	Robert Walter McManus, Jr. and Holli McManus
Mailing Address	16260 North 71 <sup>st</sup> Street 2 <sup>nd</sup> Floor Scottsdale, AZ 85254	Mailing Address	357 Strathaven Drive Pelham, AL 35124
Property Address	357 Strathaven Drive Pelham, AL 35124	Date of Sale	<u>November 7, 2019</u>

Total Purchase Price	<u>\$ 358,900.00</u>
or	
Actual Value	<u>\$ _____</u>
or	
Assessor's Market Value	<u>\$ _____</u>



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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax assessor's market value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed                                |

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 _____	Stone Financing, LLC Print By: Clayton T. Sweeney, Attorney
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_____ Unattested	_____ Sign _____ (Grantor/Grantee/Owner/Agent) circle one
_____ (verified by)	

CLAYTON T. SWEENEY, ATTORNEY AT LAW