

20210903000430460
09/03/2021 07:56:56 AM
DEEDS 1/4

Send tax notice to:

Max Lerner
2321 Longleaf Way
Birmingham, AL 35243

This instrument prepared by:

Meredith R. Logan, Attorney at Law
450 Tarrant Road, Suite 112
Gardendale, AL 35071

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$650,000.00) in hand paid to the undersigned, **LOUIS D. FRANCIES and CHUNG H. FRANCIES, husband and wife**, (hereinafter referred to as "Grantor"), by **MAX LERNER** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.

**EASEMENTS, BUILDING AND SETBACK LINES, RESTRICTIONS,
COVENANTS AND CONDITIONS OF RECORD.**

The Grantor does for his/ her heirs and assigns, covenant with Grantees, their assigns, administrators and successors, that he/she is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators and

assigns shall warrant and defend the same to Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, its assigns, administrators and successors forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 25th day of August, 2021.


LOUIS D. FRANCIES

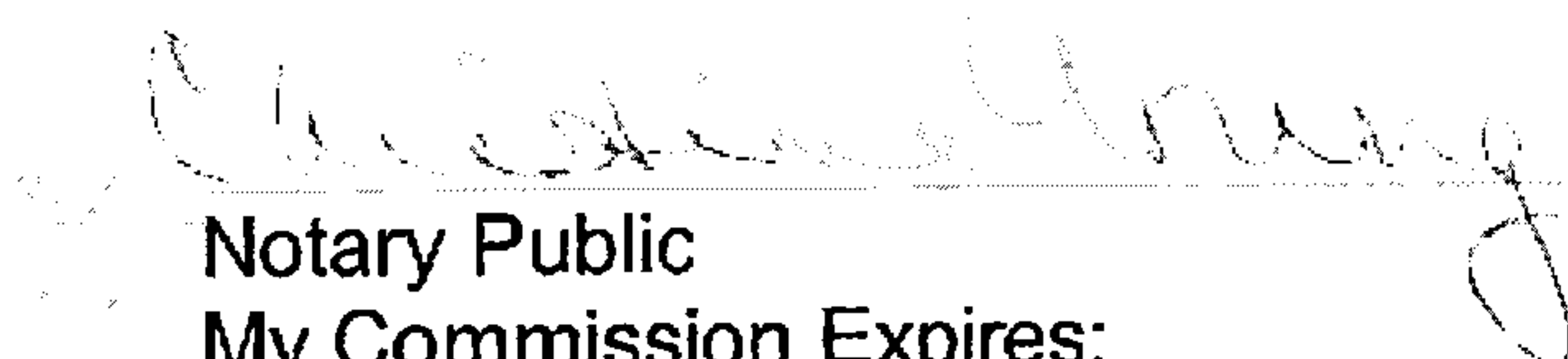

CHUNG H. FRANCIES

STATE OF Georgia

COUNTY OF Henry

I, the undersigned Notary Public in and for said County and State, hereby certify that LOUIS D. FRANCIES and CHUNG H. FRANCIES whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, 2021.


Notary Public
My Commission Expires:
2/22/22

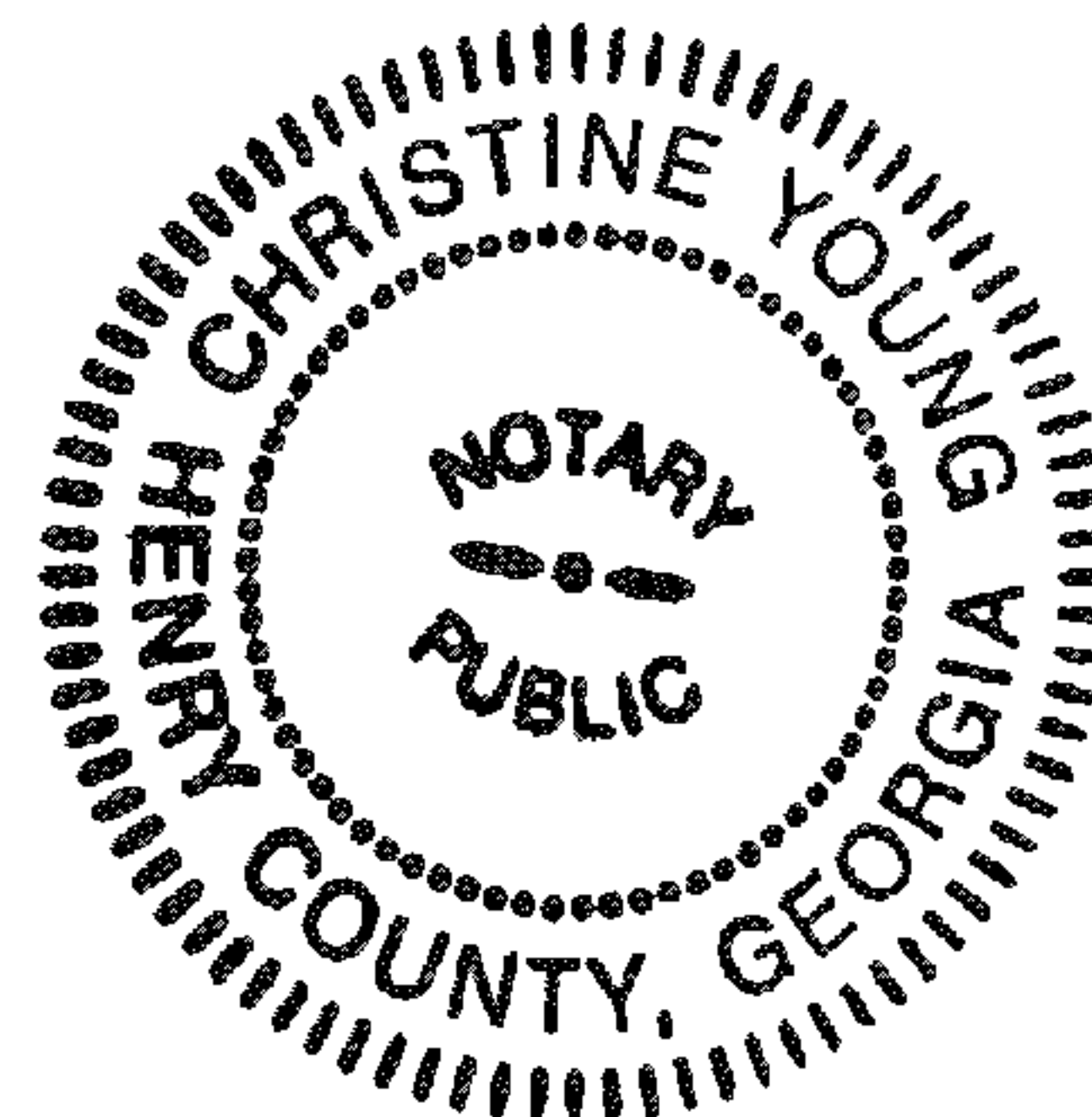


EXHIBIT "A"

The Land is described as follows:

Part of the East 1/2 of Southwest 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said East 1/2 of Southwest 1/4 of Section 30, run in an Easterly direction along the North line of said East 1/2 of Southwest 1/4 for a distance of 663.97 feet to an existing iron pin; thence turn an angle to the right of 87°41' and run in a Southerly direction for a distance of 629.76 feet to an existing iron pin being THE POINT OF BEGINNING; thence continue along last mentioned course for a distance of 146.56 feet to an existing pin; thence turn an angle to the right of 90° and run in a Westerly direction for a distance of 323.39 feet to an existing iron pin being on the East right of way of Business Center Drive (as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, page 170); thence turn an angle to the right of 90°03' and run in a Northerly direction along the East right of way line of said Business Center Drive for a distance of 129.57 feet to a point of curve, said curve being concave in a Southeasterly direction and having a central angle of 42°50' and a radius of 25.00 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve for a distance of 18.69 feet to an existing iron pin; thence turn an angle to the right and run in an Easterly direction for a distance of 316.61 feet, more or less, to THE POINT OF BEGINNING; being situated in 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: LOUIS D. FRANCIES and
Mailing Address: CHUNG H. FRANCIES
 159 Business Center Drive,
 Birmingham, AL 35244

Grantee's Name: MAX LERNER
Property Address: 159 Business Center Drive,
 Birmingham, AL 35244

Date of Sale	<u>August 24, 2021</u>
Total Purchase Price	<u>650,000.00</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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 § 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: August 24, 2021PRINT: MEREDITH R. LOGAN, ATTORNEY AT LAW

UNATTESTED

SIGN:



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/03/2021 07:56:56 AM
 \$681.00 BRITTANI
 20210903000430460

Allen S. Boyd

Form RT-1