

20211108000538790 1/4 \$243.50
Shelby Cnty Judge of Probate, AL
11/08/2021 11:56:00 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Lance P. Lieb and Danielle S. Lieb
3635 Stratford Way
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

**GENERAL WARRANTY DEED AS JOINT
TENANTS WITH RIGHTS OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Forty Thousand and No/100 (\$540,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Justin Thomas Fox and wife, Natalie Therese Fox** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lance P. Lieb and Danielle S. Lieb**, (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:

Lot 6, according to the Amended Map of Meadow Brook 5th Sector, Phase II, as recorded in Map Book 11, Page 76 A and B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$327,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


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 GRANTEES, 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.

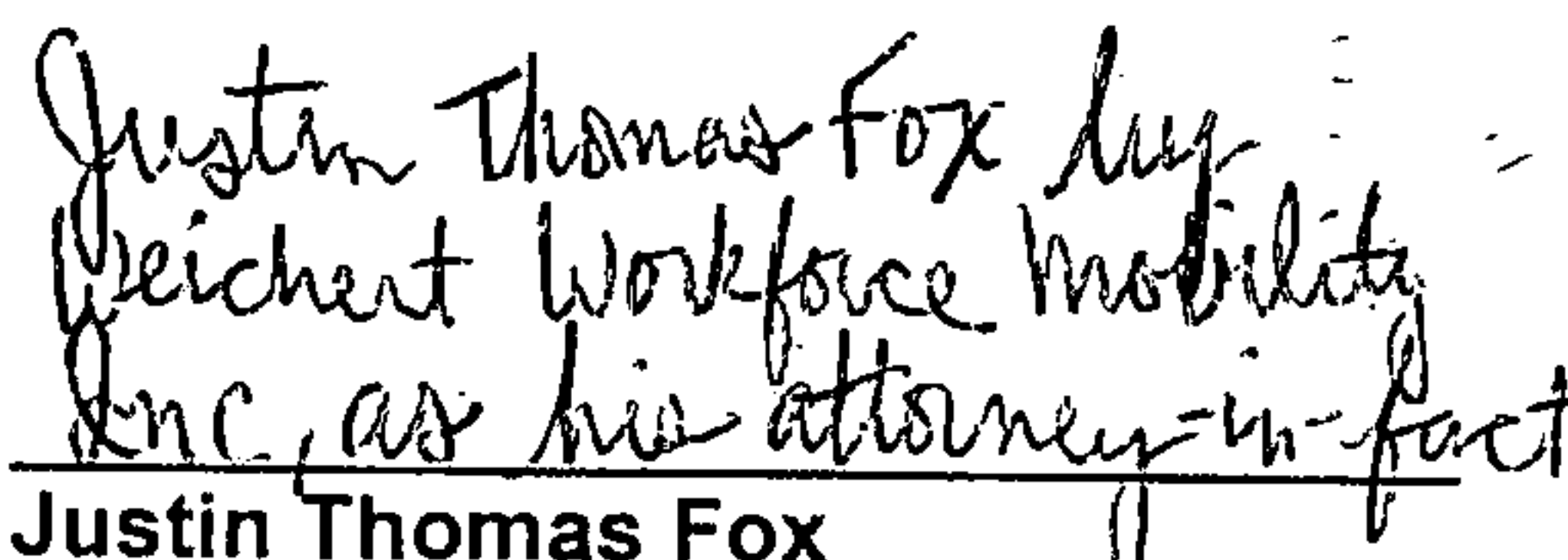
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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 has a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

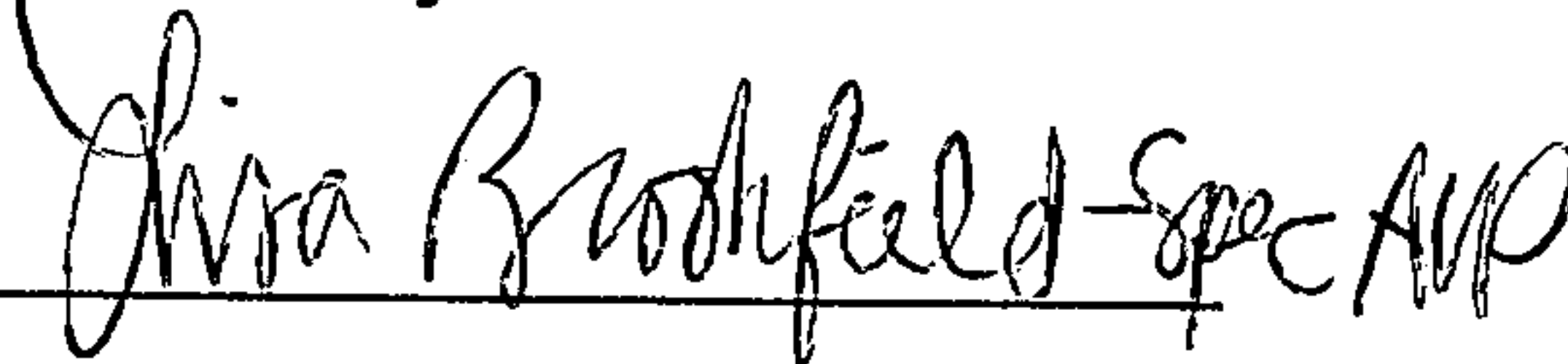
CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 11/08/2021
State of Alabama
Deed Tax: \$212.50

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized attorney-in-fact hereunto set its hand and seal this the 20th day of **October, 2021**.


Witness Megan O'Leary


Justin Thomas Fox
By Weichert Workforce Mobility, Inc.
as his attorney-in-fact

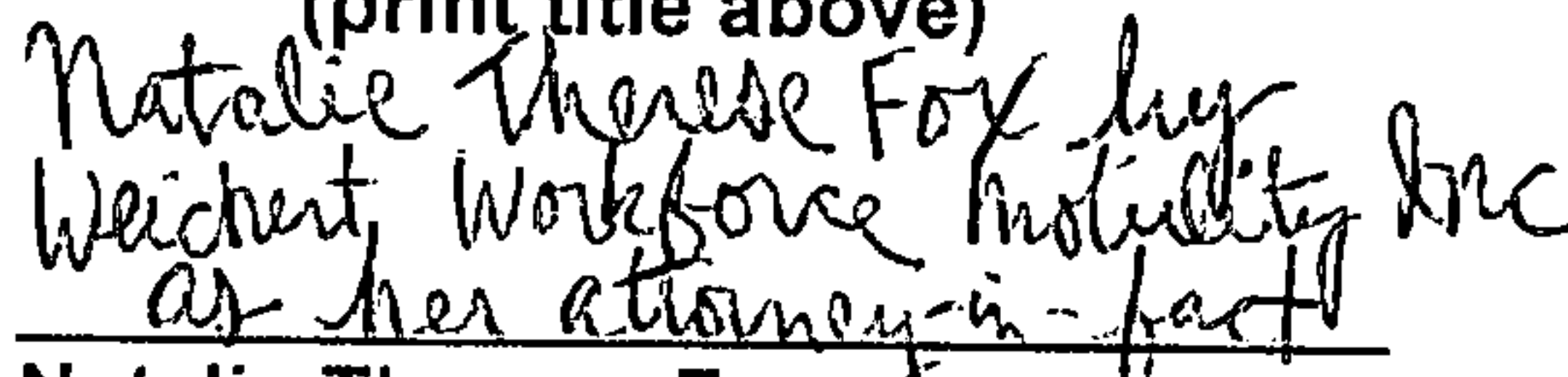
By: 

Lisa Brookfield

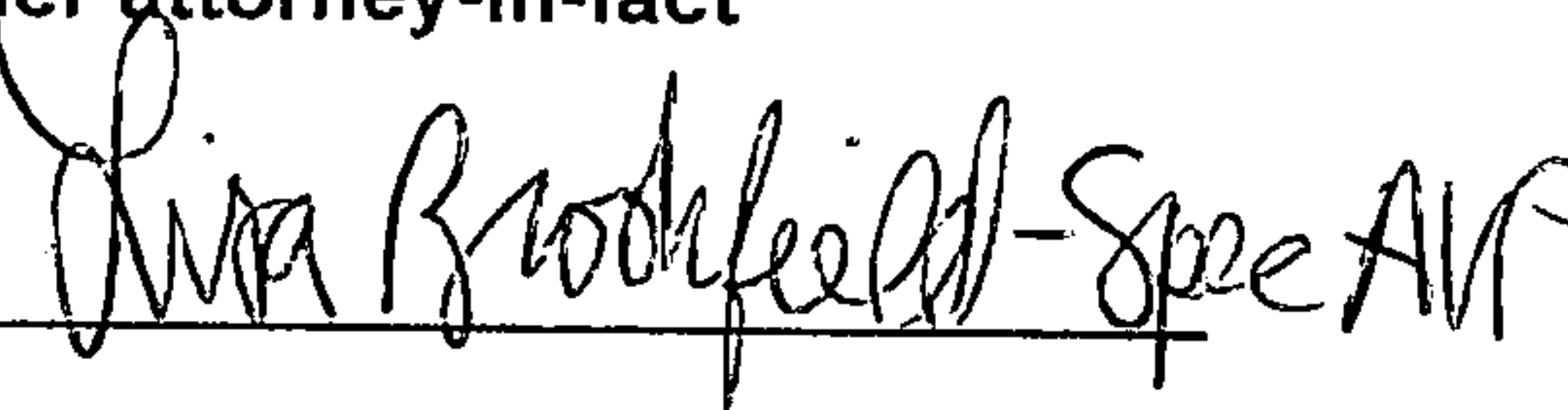
(print name above)

Its: Special Assistant Vice-President

(print title above)


Natalie Therese Fox
By Weichert Workforce Mobility, Inc.
as her attorney-in-fact

Natalie Therese Fox
By Weichert Workforce Mobility, Inc.
as her attorney-in-fact

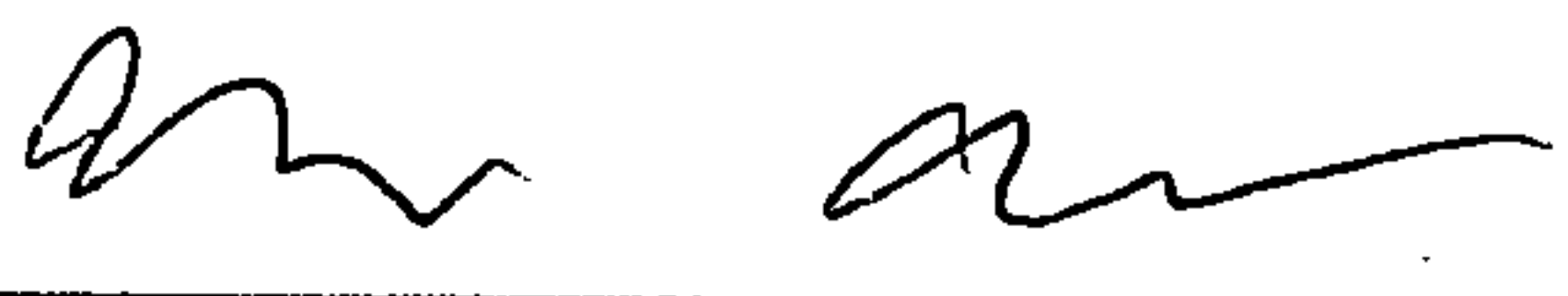
By: 

Lisa Brookfield

(print name above)

Its: Special Assistant Vice-President

(print title above)


Witness Megan O'Leary



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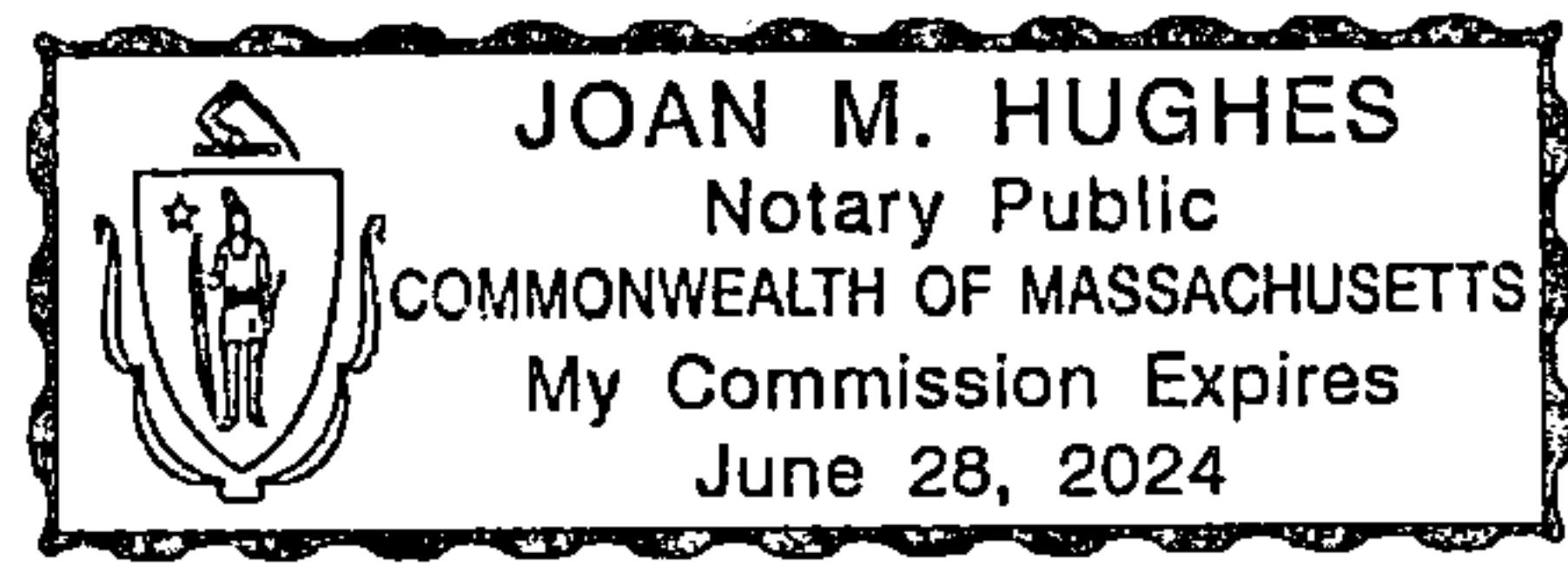
STATE OF Ma
COUNTY OF Plymouth


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisa Brookfield, whose name as Special Assistant Vice-President of Weichert Workforce Mobility, Inc., a New Jersey corporation as Attorney-in-Fact for Justin Thomas Fox, and wife, Natalie Therese Fox, under that certain Limited Power of Attorney recorded in Instrument No. 2021108000538780, in the Probate Office of Shelby County, Alabama, is 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 Instrument, he/she in his/her capacity as such representative and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as said attorney-in-fact on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of October, 2021.

Joan M Hughes
NOTARY PUBLIC
My Commission Expires: _____

(must affix seal)




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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	Justin Thomas Fox and Natalie Therese Fox	Grantee's Name	Lance P. Lieb and Danielle S. Lieb
Mailing Address	c/o Weichert Workforce Mobility, Inc. 120 Longwater Drive Suite 106 Norwell, MA 02061	Mailing Address	3635 Stratford Way Birmingham, AL 35242

Property Address	3635 Stratford Way Birmingham, AL 35242	Date of Sale	<u>November 1, 2021</u>
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Total Purchase Price	\$ <u>540,000.00</u>
or	_____
Actual Value	\$ _____
or	_____
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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" 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).

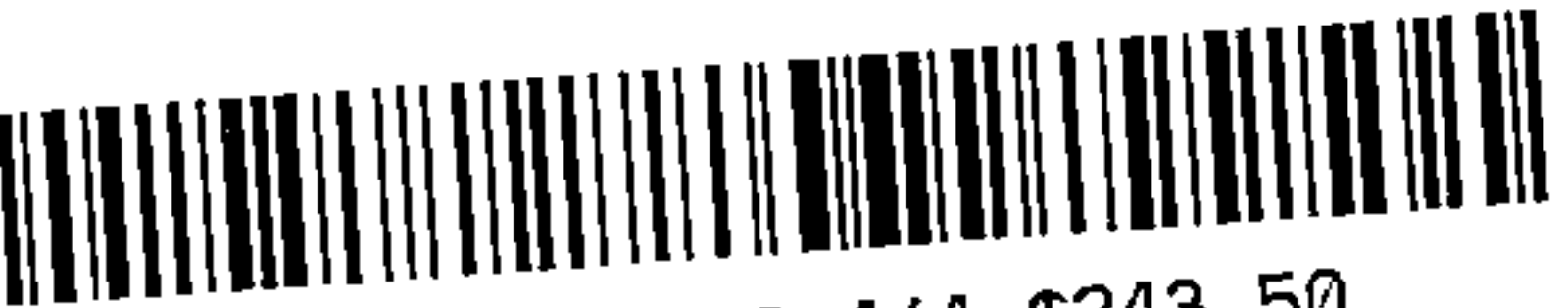
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Clayton T. Sweeney, Attorney At Law

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one


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