



20220606000225710 1/3 \$147.00
Shelby Cnty Judge of Probate, AL
06/06/2022 12:17:30 PM FILED/CERT

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

Send Tax Notice To:
Jason Christopher Botop and
Sherry-Lea Elizabeth Bloodworth-Botop
117 Austin Circle
Birmingham, AL 35242

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Ninety Three Thousand and No/100 (\$593,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Franconia Real Estate Services, Inc., a Virginia corporation, d/b/a Allegiance Government Relocation**(hereinafter referred to as GRANTOR), 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, **Jason Christopher Botop and Sherry-Lea Elizabeth Bloodworth-Botop** 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 2717, according to the Survey of Highland Lakes, 27th Sector, an Eddleman Community, as recorded in Map Book 32, Page 20, in the Probate Office Shelby County.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111 and amended by Instrument 1996-17543 and further amended by 1999-31095 and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 27th, Sector, recorded as Instrument 20031010000683520 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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.

\$474,400.00 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.

Shelby County, AL 06/06/2022
State of Alabama
Deed Tax:\$119.00

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 13th day of May, 2022.

Franconia Real Estate Services, Inc.
b/d/a Allegiance Government Relocation

By: Lisa Brookfield

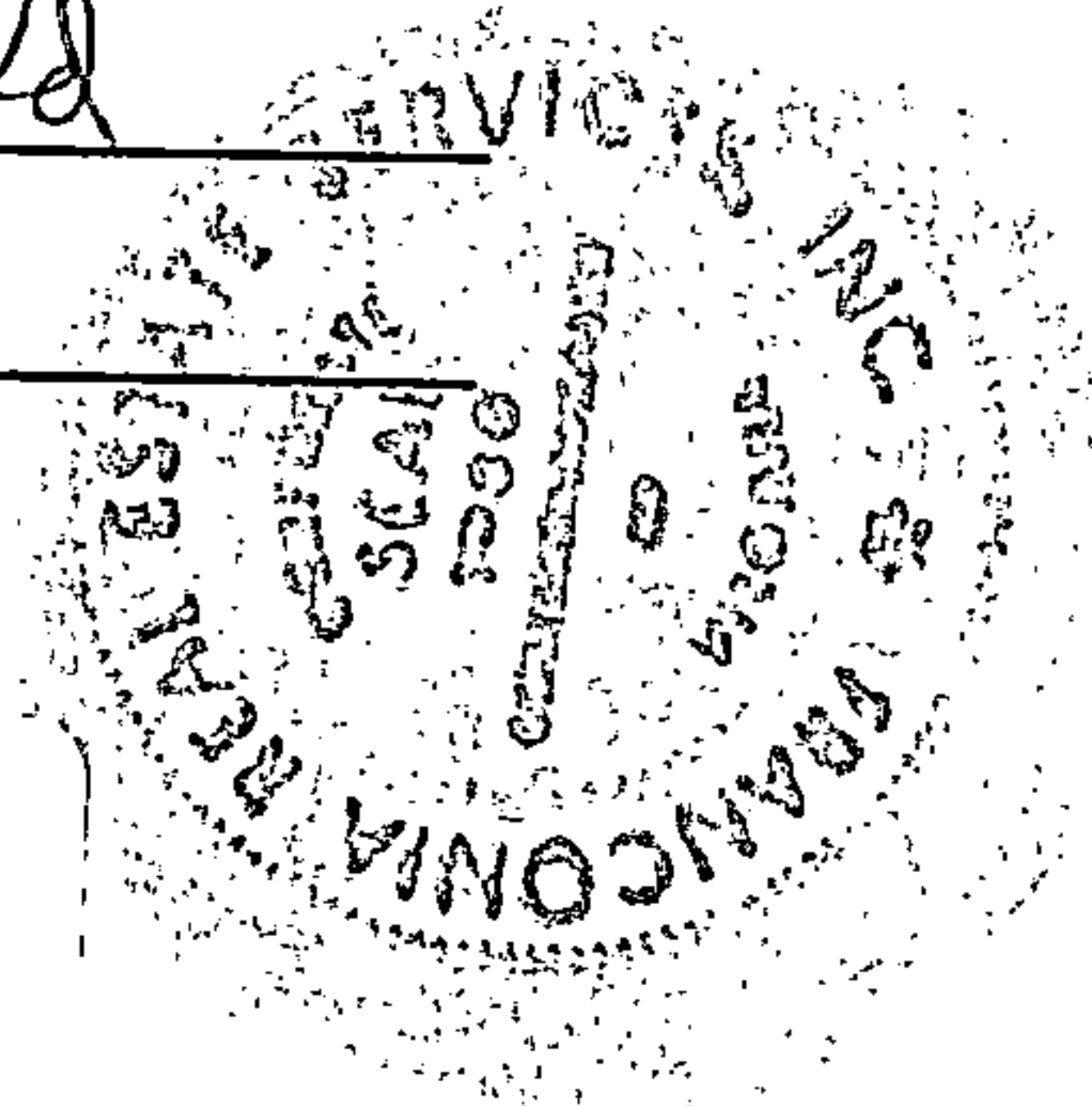
Its: Spec AVP

Witness

STATE OF MA
COUNTY OF Plymouth



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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisa Brookfield whose name as Spec AVP of Franconia Real Estate Services, Inc., a Virginia corporation, d/b/a Allegiance Government Relocation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of May, 2022.

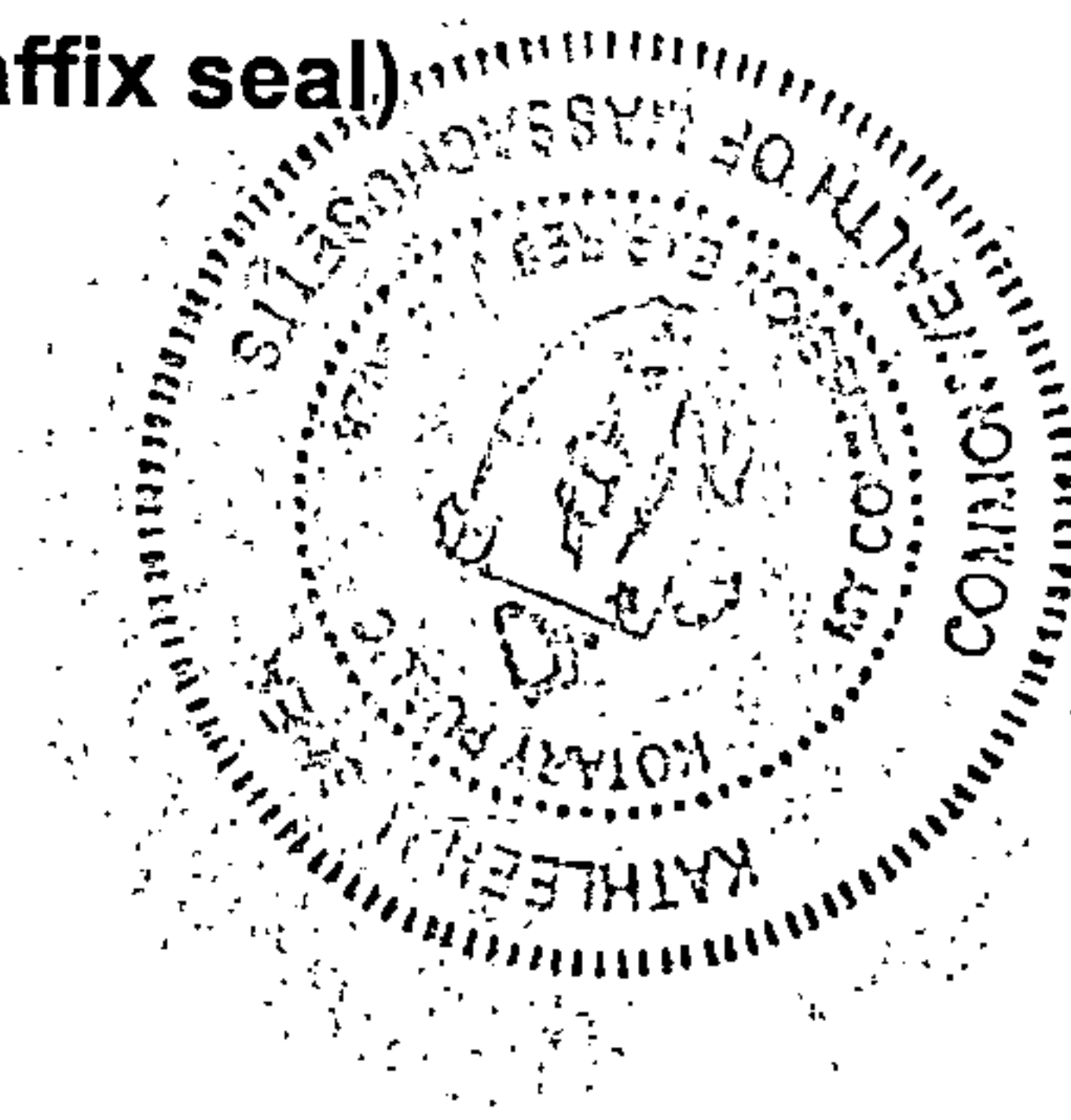
Kathleen M. Shea
NOTARY PUBLIC

My Commission Expires: 3/24/2028



Kathleen M. Shea
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
3/24/2028

(must affix seal)



Real Estate Sales Validation Form

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

Grantor's Name	Franconia Real Estate Services, Inc. d/b/a Allegiance Government Relocation	Grantee's Name	Jason Christopher Botop Sherry-Lea Elizabeth Bloodworth-Botop
Mailing Address	13580 Groupe Drive, Ste 400 Woodbridge, VA 22192	Mailing Address	117 Austin Circle Birmingham, AL 35242
Property Address	117 Austin Circle Birmingham, AL 35242	Date of Sale	May 27, 2022
		Total Purchase Price	\$ 593,000.00
		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)

- | | |
|---|------------------------------------|
| ☐ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other |
| ☒ Closing Statement | 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 _____

Franconia Real Estate Services, Inc. d/b/a
Allegiance Government Relocation
By: Lisa Bushfield
Print Its: Spec AVF

Unattested

(verified by)

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



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