

I am an extremely satisfied client of Frances Knox. She has been my Realtor for many years and I have recommended her without hesitation, anytime anyone needed a Realtor. She is absolutely without question the very best of the very best. She has vast knowledge and expertise beyond any professional in her field that I am aware of. She is devoted to her clients and she is arguably the most thorough individual that I have ever met. In my 25 years in Birmingham I have used many professionals, from bankers and brokers to doctors and lawyers. If I were to rank all of the professional people that I have used from EVERY discipline, Frances would surely be the best. She provides world class service to every single client. - Jeff Johnson, February 2015



Frances helped my brother in 2001 find a place to live while he did his fellowship in Nephrology at UAB. She was wonderful and we all felt like she was a family member. In 2007 it was time for my husband and I to move to Birmingham to start a new life and a new business (Newk's Franchise). We contacted Frances and she helped us find our home. She not only helped us find our house but also helped promote our business. What a true Gem! We are so blessed to know her. - Sonya Hey-Jackson, December 17, 2014



I was totally satisfied with the work of Frances Knox who helped me sell my Birmingham home in Fall 2013. Frances was very active in trying to get the house seen; she didn't just list it and then disappear on me. She stayed in close touch with me and I always had the sense she was working hard for me. She has a network of connections in the Birmingham developed over many years and has excellent relationships with other Realtors. I also felt that she listened closely to me and understood what I wanted in a Realtor. She adjusted her style to fit my needs instead of expecting me to adjust to her. Great client/Realtor working relationship! -All the best, Mary Whetsell



Oh, Frances,

Thanks to your thoughtfulness, we have enjoyed a family virtual reunion. People can't believe that you have remained in touch all through the years in memory of your first sale! From California to South Carolina, Ohio to Florida we have toured the house together because of your kindness.

Please let us know when it sells. If the buyers are interested in the house's history, everyone has a story to tell from bridge parties to holiday dinners to bridal showers to coke parties of the '50's as a start. Alas, you saw the house at its worst, but thankfully have seen it refurbished. You have truly been a guardian angel for 1901. Thank you! No wonder that you are so successful.

With great appreciation,
The Extended Manasco Family
February 22, 2014



"If anyone in the Birmingham area needs a real estate agent, please consider [Frances Knox](#). Not only is she awesome, but she's my cousin, which just makes her double awesome!" - Heather Youmans
November 2013



Just wanted to let you know, Frances, how happy I still am with the home you worked so hard to find for me. Had new windows installed today and just as we discussed its all the place needed to update. Thanks is a small word to express to you my gratitude for the months you searched and the number of homes you found to show me. You put me in my perfect " home sweet home" So Kudos and thanks from the bottom of my heart. Hope you and your family are well and as hard as you work I know business must be good. Boddie Sullivan - American Sports Officials April 2013



"I am very happy to have Frances as my agent for purchasing a house in Birmingham AL. in July of the year 2012. Her knowledge, personality and professionalism made the whole activity a happy experience for me. I also enjoy her after sales service by frequently e-mailing me on important issues and information. I will strongly recommend her to anyone who is interested in having real estate property in AL." ---- By KJ PENG



Sold on service is exactly right! We were first time home buyers so we had many questions about how the process worked, but Frances was always available to help. We really appreciate her quick response time and her dedication to finding the home best suited to our needs and wants. Frances has even been of assistance after the home buying process was over. We have already recommended some friends to her and will continue to do so in the future! - Jess & Nick G.



Frances Knox was highly recommended to us by our son. She helped him and his family with the purchase of two homes. We were not disappointed. Our own sale was somewhat complicated in that it was a bank foreclosure. Frances led us smoothly to a satisfactory final closing at each step along the way. -Tom and Pat Temple



In this dreadful market, my amazing Real Estate Agent never gave up on marketing my condo! Well done, Frances! -Jeanne C., September 2012



My husband and I have been so impressed with Frances Knox and Realty South. She was ALWAYS on top of things. Frances responded to emails, phone calls and text messages promptly along with a speedy closing. The thing I appreciated most about Frances was that she listened to what was important to us when choosing a home and she has a great memory. I wouldn't use anyone but Frances! – Erinn Fain, March 12, 2013



Frances returned our first call to her while she was on her way out of town, and emailing us prospective houses within a few hours. She took her time to show us many houses (with our young kids in tow) possessing an innate sense of discernment of our needs. Experience, patience and a great knowledge base are just a few of her qualities, and she's a very nice person, too! - Jay Downes, March 12, 2013



Frances Knox was our realtor when moving back home after 10 years away. Her attention to detail and her outstanding customer service made us feel like we had never left Alabama. She is truly extraordinary. - JT , Ginger and Lydia Dabbs, March 9, 2013



"I am very thankful and relieved to have hired Frances Knox to help me in buying my first home. She was outstanding in finding terrific homes in my price range and she was always available for any questions or concerns I had. For someone not experienced with the process, Frances made every step simple and seamless. I ending up being able to purchase my new home under asking price. I absolutely love my new home and truly owe it to Ms. Knox. She will undoubtedly be my first call if I ever decide to sell it!" - Kevin Allen, MD, March 7, 2013



Dear Frances,

First I want to thank you so much for doing such a great job with the recent home sale. I am sorry that you could not make physically to the closing site but I knew you too care of everything needed to make the closing process as smooth as it can be, and I am also positive that you had your heart with us on that evening. As you know, I had you so far as my agent for three home closings and I will continue to use you for any future business and I will not accept less than your perfect service. I still remember how confident you were that this house will sell, although the housing market was not at its best. Wish you always the best of luck and looking forward getting together all of us again for lunch in the near future. - Dr. Babi, March 7, 2013



“We really enjoyed our experience with Realty South and the professionalism of Ms. Frances Knox. She was very adaptive to our needs and took the time to help us find the right house in the right neighborhood. Even after the sale she has always checked back and if something was needed she was a phone call away.

We would use her again for our real estate needs”! -Nawal Weaver, MD & Terry Weaver, March 7, 2013



October 12, 2012 Frances recently handled the sale of a property for me and did a great job. Frances made my buying process as smooth as possible. I highly recommend her if you know of anyone needing a Realtor. -David P.



August 6, 2011

Hi Frances,

How are you?

I hope everything is going well with you. WE did not get much time in the end to say our thanks to you. Thanks for everything you did for us. My wife is really grateful and appreciative for your help. She really likes her new home. We could not have found such a place without your help, given the short time we had set for ourselves to look for a new home before the school started. We had been t hinking of doing this for the last 2 to 3 years, but it wsa only in early April this year that we decided to just go ahead, bite the bullet, and do it this year. No matter how daunting it may have looked to us in the beginning, it was quite a smooth breeze eventually, all thanks to your help. You are welcome to our home anytime you want to. If there is anything that we can do for you anytime, we would be more than heppy to be any help anywhere.

Thanks
Naim R.



June 2011

I recently closed a loan with Frances Knox, Realty South, who is an outstanding realtor in your area. She helped one of our Medical Residents locate a home in the Birmingham area. It was a pleasure to work with her and just wanted to let you know to keep her in mind if you ever have clients that you can send her way.

Mary Ann Ethridge
Vice President
Mortgage Loan Officer
Regions Mortgage
Martinez, GA 30907



Frances,

By the way, working with you has been our pleasure. We appreciate your attention to our needs and finding a house that fit us extremely well. You have lived up to how you marketed yourself in your Buyer Information Book. In sales, that's rare.

I meant to get some additional business cards from you yesterday for referrals. Isa is in a great school and there are lots of parents our age who we will happily send your way. Thanks again for everything.
-Jeff & Louisa B - December 2008



Frances,

October 22, 2008

Trust me, you'll be on our list if someone is needing assistance. We've had several people out to the house and their first question is always how did you find this place. I always tell them because we had an agent who *listened*. Thanks again, we LOVE our house. Take care, Jamey



Frances,

June 2008

A quick note of thanks for all of your hard work in getting my house sold. I know that this was not the easiest process, but I appreciate all that you did to make it go as smooth as - possible. I can now go to Texas with one less worry. Thanks again! -Manda



Hi Frances,

July 1, 2006

I wanted to let you know that I got your phone calls and I appreciate you staying in touch. I'm absolutely loving my house, and I thank you so much for working through all the obstacles that we ran into over the past few months getting me settled in. I'm up and running with my surgery residency, and things are really busy right now (the reason I haven't been able to return your calls!) but I'm getting the swing of things.

I'd be glad to write a personal testimony for you for your real estate advertisement that you send to the residents every year. You were really helpful to me, and though the process was frustrating in general, you made everything run quite smoothly (especially dealing with someone who knew so little about the process!)

Everything really looks great, better than I would have ever anticipated. Thanks again for all of your hard work and efforts. Stay in touch and if I can email you or send you a letter of rec to use for your business, feel free to let me know!

Sincerely,

Jared A. White



Dear Frances,

April 8, 2005

We cannot tell you how much we appreciate all your help over the last few months. Thank you so much for all your persistence, patience, and hard work on our behalf. We both know we could never have done this without you and we look forward to recommending you in the future. Best of luck to you and your family.

Fondly,
Ashley & Mark



Dear Frances,

June 20, 2004

Thank you so much for all your help in purchasing the perfect home for Joy and Hayley. They just love it. Frances, your efficiency and diligence knocked our socks off! I couldn't imagine a better real estate agent in all the world. The Lord certainly blessed us by sending us to you. Come see us anytime you're in Greenville!

Love,
Betty W. for the family



Dear Frances,

Before moving to Alabama we'd heard a lot about the legendary Southern graciousness and since being here we've encountered it daily. Many thanks for your welcome to Birmingham. We are glad to be here (at last) and to be part of this Southern community. Thanks for helping us find our special home . -Nelleke & Don



Dear Frances,

I want to personally write and let you know how much I appreciated all you have done for me and Clint. We love our new home and our new life. I realize how none of this would have been possible without all of your help and

guidance. You are a God-send to us.

I hope you find the new year to be happy and prosperous, You deserve to be. You are one of the hardest working people I have ever ran across and rest assured that when I run across people who may want to buy or sell their home you will get their call!

I just want you to know you are in our thoughts and prayers and if I can ever help you in any way let me know. If I ever get furniture I'll be sending you an open house invitation. I'll talk to you soon .

Happy New Year,
Laura & Clint



Frances was so helpful to me - a first-time home buyer! She was patient when I couldnt make up my mind and informative when I wasn't sure what to do next. - Susan R.



Frances Knox is the first name we think of when we say real estate professional. She made our home buying a personal, enjoyable experience. Many adjectives describe Frances: knowledgeable, honest, thoughtful, patient, supportive, advisor, caring, but most of all a real friend. - Lynne & Ed M.



Frances made the sale of our home a positive experience through her expertise, dedication, and hard work. Her extra efforts insured that everything was done on time and in an orderly fashion. Frances was very professional, yet able to make us feel as though we were the 'only' people for whom she was trying to sell a home. - Mary & Jim B.



Dear Frances,

I can't believe you remembered my '3' year anniversary. I have had the best 3 years of my life. I will never forget the long search to get here and how wonderful you were. The time has flown by but you have always been on my mind and close to my heart-

Happy Thanksgiving,
Laura R.



Dear Frances,

Jason and I want to thank you for all of your help in buying our new home! I believe we will be very happy there! Please keep in touch. We could not have done it without you!

Thank you again!
Lee Ann & Jason S.



Frances,

This is a long overdue thank you note to tell you what a great job you did and how much I appreciate all of your hard work. I am enjoying my new townhouse and getting settled in Birmingham. If I know of anyone looking for a realtor I will highly recommend you. Thank you again.

Sincerely,
Manda W.



Dear Frances,

I want to thank you for your assistance in selling our home. Everything went so smoothly and happened quickly. We found much comfort in knowing you were taking care of things for us.

I also want to thank you for the lovely Zoe's meal. It was terrific! With Hayden being so sick and all we had to do, it was very much appreciated. Your thoughtfulness helped to bring us all comfort.

Thank you for all you did and helping make a hard situation a little easier!

Sincerely,
Jason & Lee Ann S.



Frances,

Thanks for staying in touch. I enjoy your monthly info! You did such a great job finding our first home that we still love it!

We won't forget you.

Sincerely,
Mark & Jane D.



Frances,

Thanks so much for the gift certificate you sent. It was very thoughtful. I'm only too happy to refer business to you since I know whoever I send will be well taken care of.

Thanks again,
Brian S.

Dear Frances,

Thank you for the services you provided for my family as we have relocated to the Pelham area. Your kindness has been welcomed as we've made this transition.

If anyone you come in contact with should ever need a private tutor, I would appreciate your referral. I am a state certified teacher with 10 years experience, however I tutor privately so I can remain at home with my young children. References in the Montgomery area can be provided as needed.

Again, I appreciate your recent service, and look forward to serving in our new community as well.

Sincerely,
Audrey M.



FRANCES KNOX'S CLIENTS SAY...

'DON'T CHANGE YOUR ADDRESS WITHOUT HER'

[SEE MORE TESTIMONIALS BELOW](#)



Dear Future Homebuyer,

I wanted to relay my experiences in looking for a home this past spring. After receiving several advertisements for realtors in the Birmingham area from the Graduate Medical Education office and the Internal Medicine department at UAB, my wife and I decided to contact Frances Knox about helping us find a home in the area.

We had some specific objectives and time limitations to work around. I called and emailed Frances in early April about what we were looking for in a house including that I wouldn't be able to come to Birmingham until the first week of May because of some major family events. I also included that my goal was to close and move our things into the house on Memorial Day weekend.

From our first conversations until my trip to Birmingham, Frances emailed us listings of homes appropriate for what we wanted weekly and often more frequently. I traveled to Birmingham on May 6 to view homes that were available. I chose a home, made an offer, and requested a closing date of May 23rd. Frances lined up all the appropriate inspections and necessary components that would provide for repairs that were required and closing on the house in such a short time span.

The major threat to things going smoothly was that our buyer in Oklahoma had a lender that was moving slowly, delaying, and potentially pushing our Oklahoma closing back. Our closing in Oklahoma had been set for Thursday, May 22nd and was eventually moved to Friday morning the 23rd just a few hours prior to the closing in Birmingham. Frances went above and beyond making long distance calls to the other agents involved to expedite the situation, and I really think she served as a catalyst to correcting the problem.

Frances Knox was absolutely what we were looking for in a Realtor. She was always professional, courteous, knowledgeable, and returned our calls promptly. She has an exceptional level of experience, and I would recommend her for any home transaction.

Sincerely,

David Neil Roberts, M.D.



February 13, 2001

TO Whom It May Concern:

RE: Frances Knox

Frances Knox has been a valuable asset to our department over the last three years. We have had multiple faculty recruits who have come through Birmingham since I arrived as Chairman of Radiation Oncology. I have revamped our Physics Department, Radiobiology Department and our Clinical Program. Therefore, we have recruited many outstanding individuals. During this recruitment process we interviewed many

potential faculty who were not offered jobs. Frances was gracious and spent numerous hours showing potential recruits neighborhoods and homes in the area. She went above and beyond the call of duty in these endeavors as surely she knew that several of these folks would not even choose to live in Birmingham. Several of my faculty members have bought homes from Frances and they stated that the process was extremely enjoyable and occurred without a glitch. In short, Frances has been an outstanding Realtor for many members of my department. I look forward to working with her in the future.

Sincerely,

James A. Bonner, M.D.
Merle M. Salter Professor and Chairman

101 29th Street, SE Apt #7
Charleston, WV 25304



March 31, 2000

To Whom It May Concern:

It is our pleasure to strongly recommend Frances Knox and RealtySouth. My wife and I were first-time homebuyers with limited time to search for housing. We were apprehensive about the long-distance move especially since we visited Birmingham only once. Frances picked out numerous housing options in our price range and with the extras that we had selected.

She patiently went through each of the steps of the house buying with us. She put us in contact with the right people when it came to applying for a loan. Even after the sale, she kept in touch with us and offered to check on the house until we moved into the area. We highly recommend Frances Knox as a Realtor and would do so to friends and family.

Sincerely,
Drs. Brian and Betsy Plants

UAB School of Medicine
Department of Medicine
Division of Endocrinology and Metabolism



October 13,2000

To Whom It May Concern:

I am happy to give a letter of recommendation for the professionalism and Southern hospitality Frances Knox, of RealtySouth, has offered the UAB Division of Endocrinology and Metabolism.

Frances has assisted us with our recruitment of faculty and fellows for quite a number of years, ever since she was with Johnson-Rast & Hays. She first came to our rescue when we had a recruit and his family viewing Birmingham and there was a problem with the initial real estate agent from another agency. The recruit's wife was unhappy and I called Frances and she pulled us out of a sticky situation, the wife became happy, and the faculty member and his family are still with us. This is just one of the memorable situations that I can contribute to Frances' discernment and professional mannerism.

When we have prospective employees, she is happy to contact them to find how she can help them relocate to Birmingham whether it is information about the area or housing specifics. Frances always remembers us with household helpful hints and coupons from area vendors dealing with household upkeep. I can easily say she has presented herself and her services with hospitality and professionalism.

Again, I highly recommend her services to anyone.

Sincerely,
Myra Tidwell
Division Administrator

