

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Thirty Four Thousand Nine Hundred and No/100ths Dollars (\$134,900.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **NICOLE B. JONES, an unmarried person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **STEPHANIE L. GRIFFIN** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 68, according to the Survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, page 45, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. **Building Setback line of 20 feet reserved from Savannah Lane, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 8 feet along Savannah Lane.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 1999-25577, supplemented in Inst. No. 2000-39586, Inst. No. 2000-1702, Inst. No. 2000-1055, and Inst. No. 2002-06452, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 29, page 45, in the Probate Office of Shelby County, Alabama.**
5. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 171, page 279, in Probate Office.**
6. **Right(s)-of-Way(s) reserved by Grantors , as set out in Deed Book 170, page 169, in the Probate Office.**
7. **Right(s)-of-Way(s) granted to Southern Natural Gas, as set out in Deed Book 90, page 477, in the Probate Office.**
8. **Rights of others to use access easement as set forth in Deed Book 170, page 169, in Probate Office.**

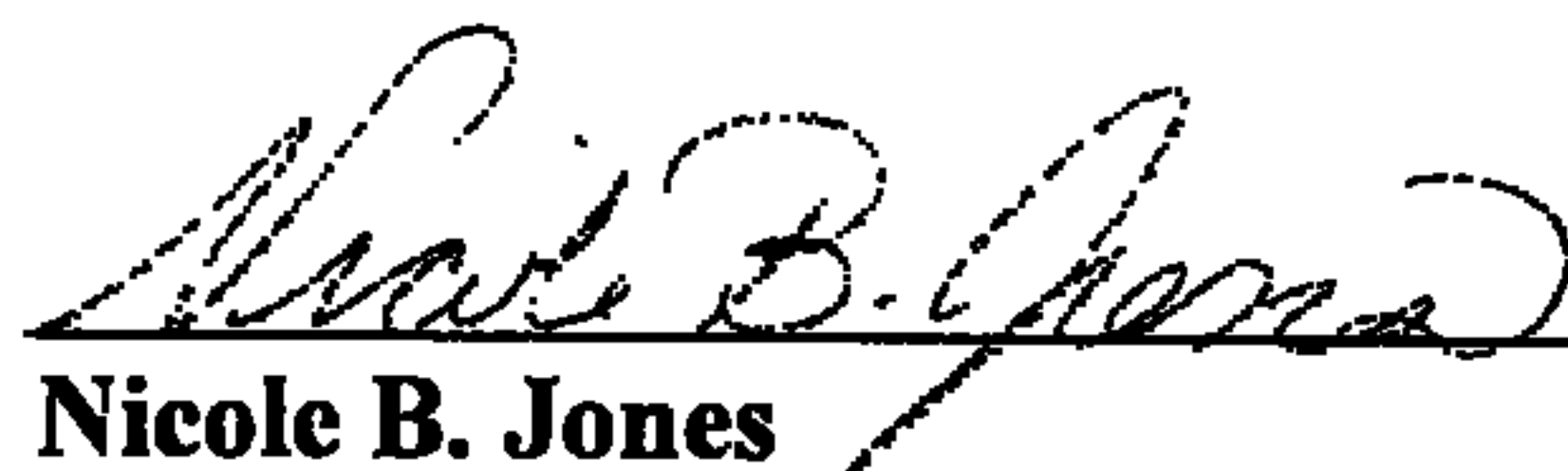
§ 134,900.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 23rd day of January, 2015.


WITNESS

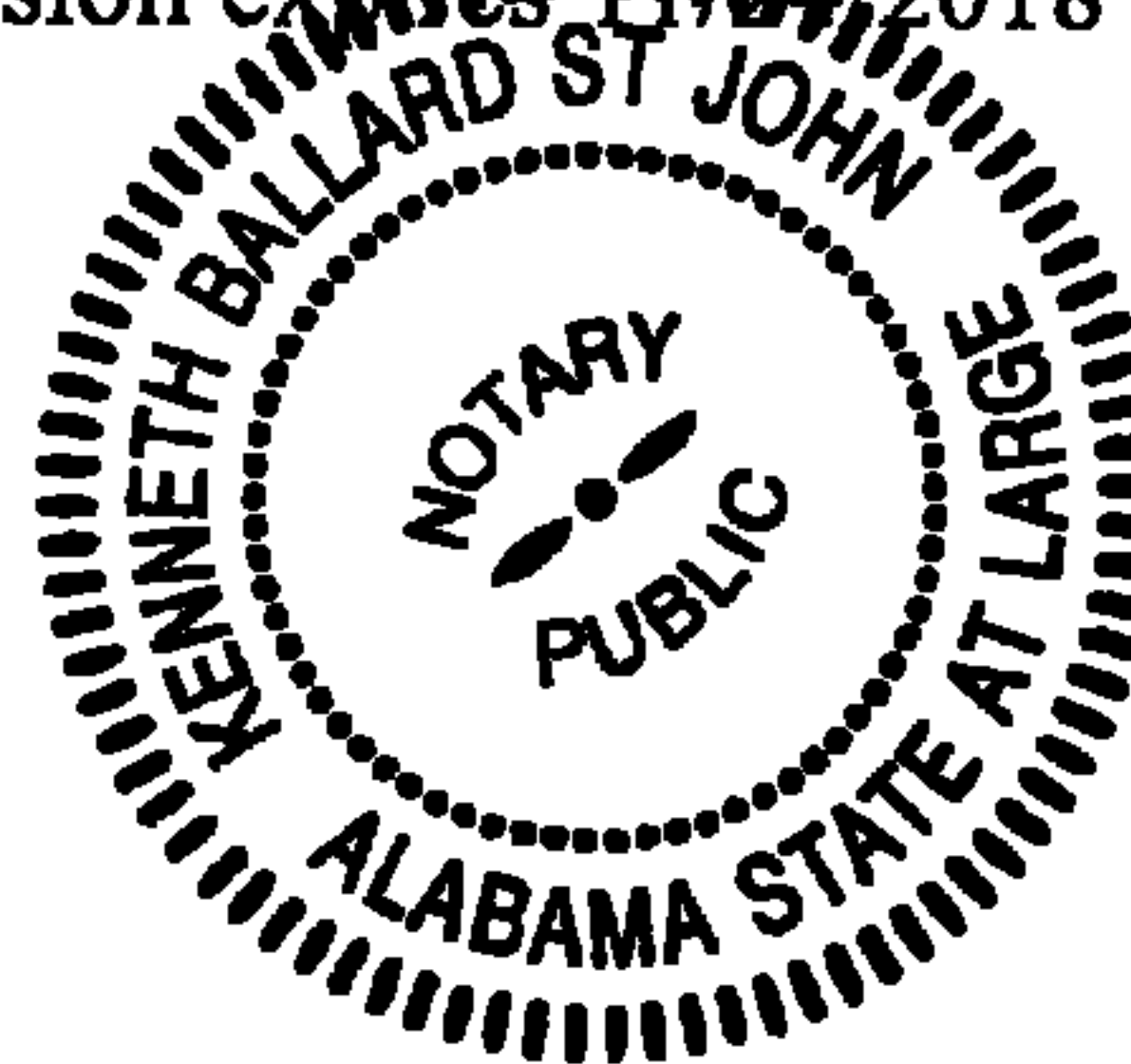
_____
Nicole B. Jones {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Nicole B. Jones**, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of January, 2015.

_____
Notary Public Kenneth Ballard St John
My commission expires 11/04/2018



GRANTEE'S MAILING ADDRESS:

860 Savannah Ln
Calera, AL 35040

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-01-4422

Real Estate Sales Validation Form

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

Grantor's Name	Nicole B. Jones	Grantee's Name	Stephanie L. Griffin
Mailing Address	3035 Long Branch Drive Calera AL 35040	Mailing Address	860 Savannah Ln Calera, AL 35040
Property Address	860 Savannah Ln Calera, AL 35040	Date of Sale	01/23/2015
		Total Purchase Price	\$134,900.00
		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 evidenced: (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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 1/23/15

Unattested _____ Sign Nicole B. Jones
 (Grantor) (Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/28/2015 08:51:55 AM
 \$21.00 CHERRY
 20150128000028380

[Signature]