



20170418000130370 1/2 \$166.00  
Shelby Cnty Judge of Probate: AL  
04/18/2017 08:52:53 AM FILED/CERT

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Savanna Michele Freeman  
1147 Whippoorwill Drive  
Alabaster, AL 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **Jennifer M. Gafnea and David Olmstead**, wife and husband, (herein referred to as Grantors) grant, bargain, sell and convey unto **Savanna Michele Freeman** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 6, Block 6, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.**

**No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hands and seal this 21st day of October, 2016.

Shelby County, AL 04/18/2017  
State of Alabama  
Deed Tax:\$148.00

\_\_\_\_\_  
Jennifer M. Gafnea  
  
\_\_\_\_\_  
David Olmstead

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer M. Gafnea and David Olmstead**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 2016.

TISHA DAWN EICHELBERGER  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 19, 2020

\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/19/2020

Real Estate Sales Validation Form

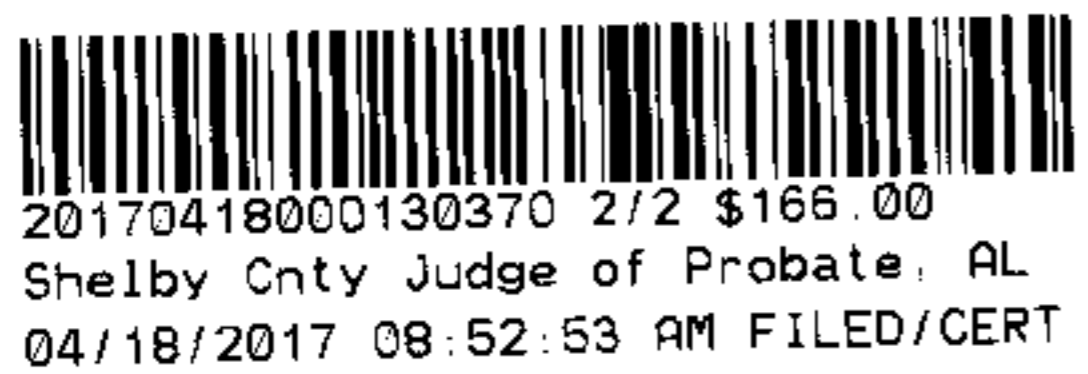
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jennifer M. Gafnea
Mailing Address David Olmstead
1147 Whippoorwill Drive
Alabaster, AL 35007

Grantee's Name Savanna Michele Freeman
Mailing Address 1147 Whippoorwill Drive
Alabaster, AL 35007

Property Address 1147 Whippoorwill Drive
Alabaster, AL 35007

Date of Sale October 21, 2016
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$147,900.00



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
Sales Contract
Closing Statement
Appraisal
Other

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 10/21/16

Print Jennifer M. Gafnea

Unattested (verified by)

Signature of Jennifer M. Gafnea
(Grantor/Grantee/Owner/Agent) circle one