

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Daniel J. Hoffman  
505 Foothills Point  
Chelsea, Alabama 35043

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this June 21, 2013**, That for and in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$225,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **JOHN R. GROVE A/K/A JOHN GROVE and BETTE A. GROVE A/K/A BETTE GROVE, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **DANIEL J. HOFFMAN**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:


Lot 27, according to the subdivision plat of Foothills Point, recorded in Map Book 32, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Inst. #20031223000824110 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 32, Page 33.
7. Public utility easements as shown by recorded plat, including 10 foot easement along the Northerly and Easterly sides of subject lot
8. Transmission Line Permit to Alabama Power Company recorded in Deed Book 127, Page 317.

Shelby County, AL 06/27/2013  
State of Alabama  
Deed Tax: \$32.00

  
20130627000262380 1/3 \$52.00  
Shelby Cnty Judge of Probate, AL  
06/27/2013 08:00:41 AM FILED/CERT

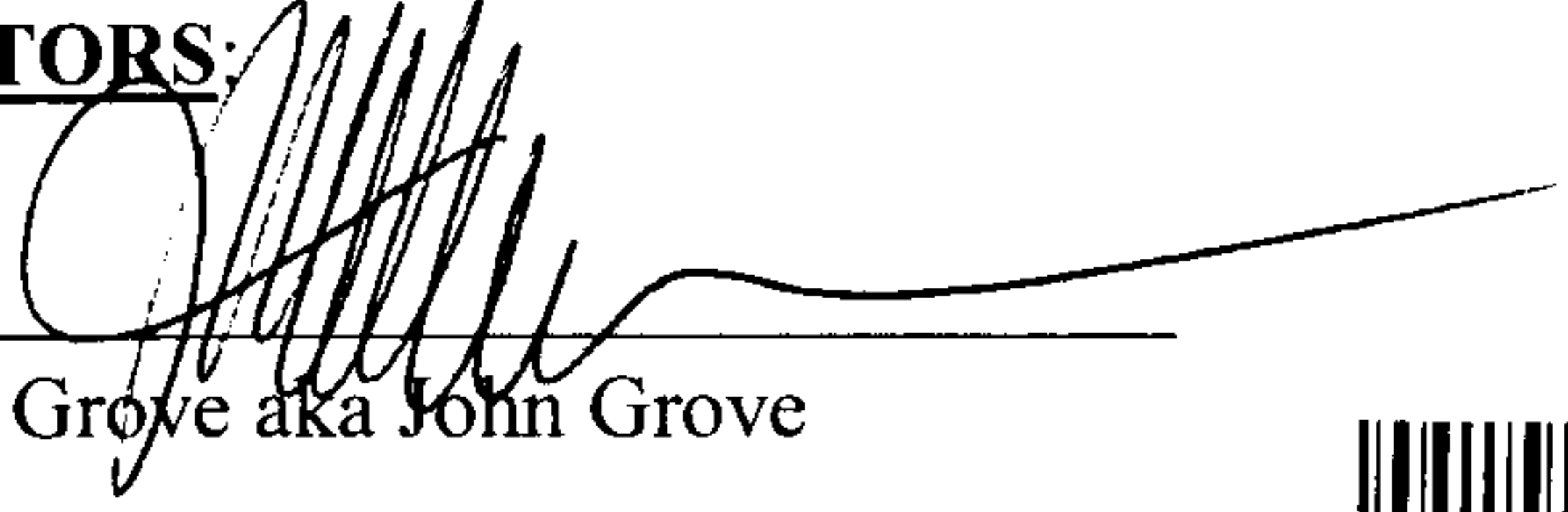
9. Easement to South Central Bell recorded in Deed Book 320, Page 931 and Deed Book 336, Page 230
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 69, Page 177
11. Restrictions, limitations and conditions as set out in Map Book 32, Page 33 and Instrument #20031223000824110 in the Probate Office of Shelby County, Alabama.

**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 Grantee, Grantee's heirs and assigns forever.

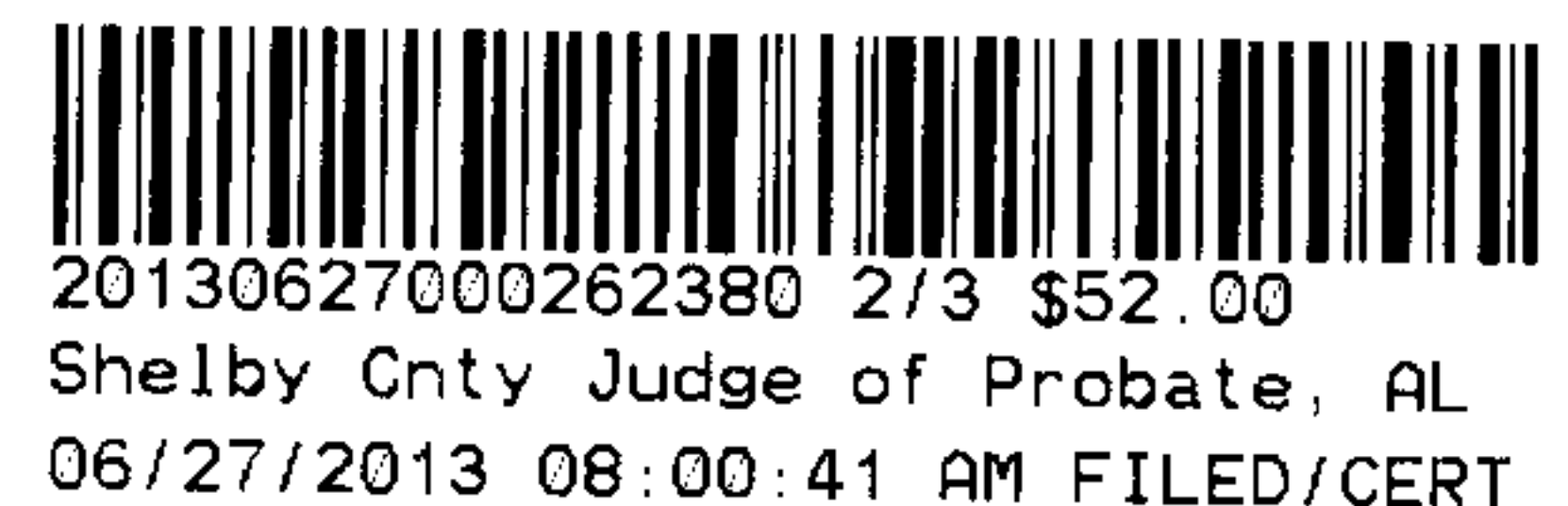
**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, 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 **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of June 21, 2013.

**GRANTORS:**

  
John R. Grove aka John Grove

  
Bette A. Grove aka Bette Grove



**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that John R. Grove aka John Grove and Bette A. Grove aka Bette Grove, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, John R. Grove aka John Grove and Bette A. Grove aka Bette Grove each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of June 21, 2013.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015





# Real Estate Sales Validation Form

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

Grantor's Name John R Grove aka John Grove Grantee's Name Doniel J Holtmen  
Mailing Address Bette A Grove aka Bette Grove Mailing Address 505 Foothills Point  
505 Foothills Point Chelsee AL 35043  
Chelsee AL 35043  
Property Address 505 Foothills Point Date of Sale 6/21/13  
Chelsee AL 35043 Total Purchase Price \$ 225,000  
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

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 Clyde Smith

Unattested \_\_\_\_\_

Sign [Signature]

Verified by \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130627000262380 3/3 \$52.00  
Shelby Cnty Judge of Probate, AL  
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