



20140502000131410 1/2 \$77.00  
Shelby Cnty Judge of Probate, AL  
05/02/2014 02:41:34 PM FILED/CERT

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
ZEPT Properties, LLC  
1904 Indian Lake Drive  
Birmingham, AL 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED NINETY-NINE THOUSAND FOUR HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$399,465.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **LPHA PROPERTIES, LLC, an Alabama limited liability company, by its Authorized Member, Douglas B. Lakeman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **ZEPT PROPERTIES, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Survey of Indian Valley Lake Estates, as recorded in Map Book 6, Page 20, in the Probate Office of SHELBY County, ALABAMA.

THIS EASEMENT IS TO GRANT INGRESS AND EGRESS ALONG AN EASEMENT DESCRIBED AS FOLLOWS:

A ten foot wide by twenty foot long easement being located on LOT 1, INDIAN VALLEY LAKE ESTATES as recorded in Map Book 6, Page 20 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

COMMENCE at the Northwest Corner of Lot 1, INDIAN VALLEY LAKE ESTATES as recorded in Map Book 6, Page 20 in the Probate Office of Shelby County, Alabama; thence run Easterly along the North line of the aforesaid LOT 1, being the South line of LOT 2, INDIAN VALLEY LAKE ESTATES as recorded in Map Book 6, Page 20 in the Probate Office of Shelby County, Alabama, a distance of 35.00 feet to the POINT OF BEGINNING of the ten foot wide easement described herein; thence continue Easterly along the North line of LOT 1 a distance of 20.00 feet; thence 90°00'00" right Southerly a distance of 10.00 feet; thence 90°00'00" right, Westerly, parallel to the North line of LOT 1 a distance of 20.00 feet; thence 90°00'00" right Northerly a distance of 10.00 feet to the POINT OF BEGINNING.

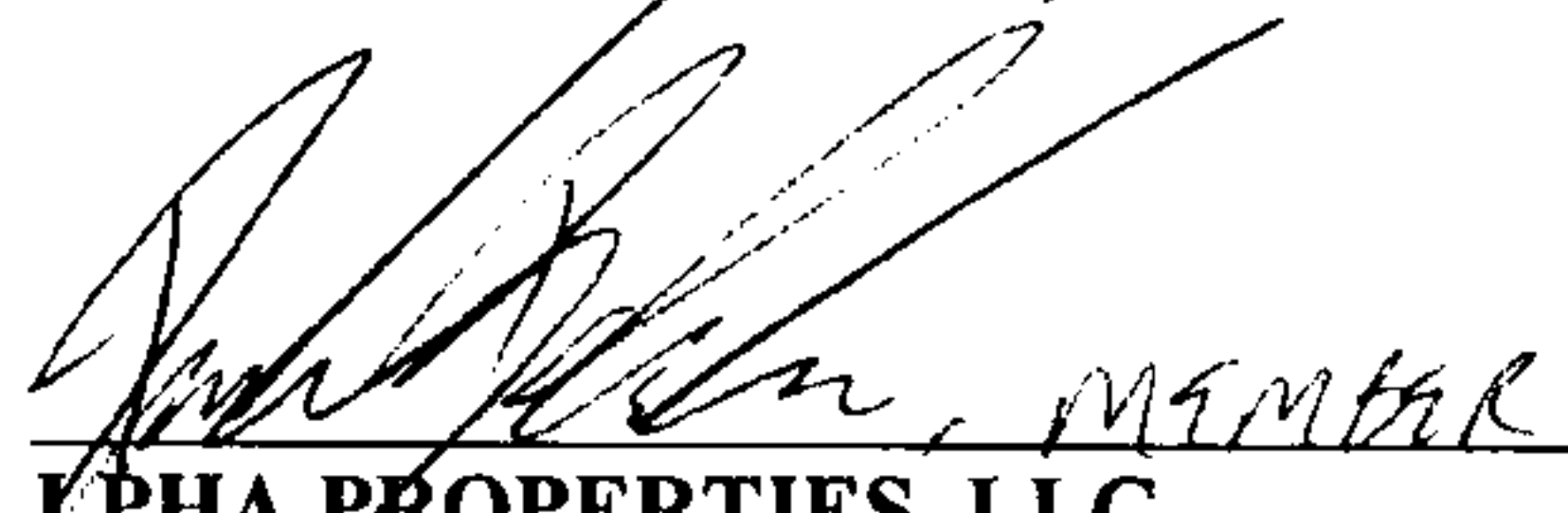
Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$339,545.25 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 30th day of April, 2014.

  
**LPHA PROPERTIES, LLC**  
By its Authorized Member, Douglas B. Lakeman

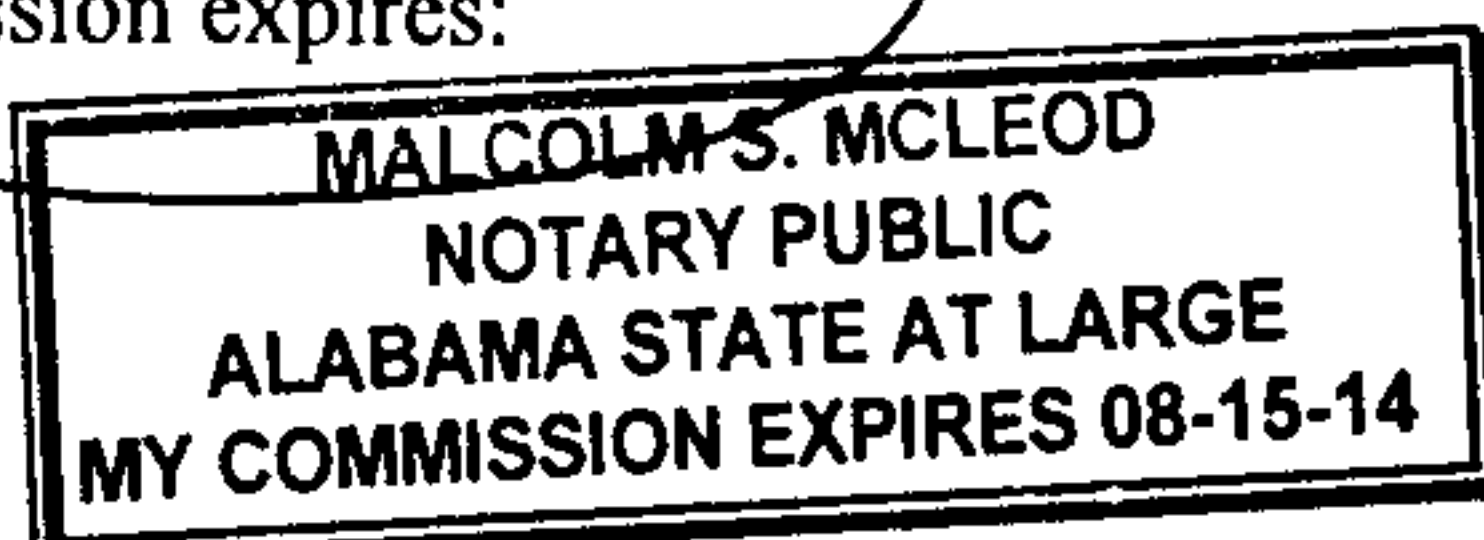
Shelby County, AL 05/02/2014  
State of Alabama  
Deed Tax: \$60.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DOUGLAS B. LAKEMAN, Authorized Member of LPHA PROPERTIES, LLC**, an Alabama limited liability company, 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, as such authorized member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of April, 2014.

NOTARY PUBLIC  
My commission expires:





# Real Estate Sales Validation Form

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

Grantor's Name LPHA PROPERTIES, LLC

Grantee's Name ZEPT PROPERTIES, LLC

Mailing Address 1904 INDIAN LAKE DRIVE  
BIRMINGHAM, AL 35244

Mailing Address 1904 INDIAN LAKE DRIVE  
BIRMINGHAM, AL 35244

Property Address 1904 INDIAN LAKE DRIVE  
BIRMINGHAM, AL 35244

Date of Sale April 30, 2014

Total Purchase Price \$399,465.00

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

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 April 30, 2014


Print Malcolm S. McLeod

                     Unattested

*Audra L. Green* Sign  
(verified by)

                                     (Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires**  
**March 8th, 2018**

  
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