

1406028

This Instrument was Prepared by:

Send Tax Notice To: Danielle Laupheimer  
112 Berryhill Drive  
Alabaster, AL 35007

Shannon E. Price P.C.  
P.O. Box 19144  
Birmingham, AL 35219

**WARRANTY DEED**



20140617000183420 1/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
06/17/2014 02:16:49 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Katie A. Griffin and Jason C. Griffin, wife and husband, whose mailing address is 208 Pennsylvania Avenue, Lebanon, TN 37087** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Danielle Laupheimer, a married woman, whose mailing address is 112 Berryhill Drive, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 112 Berryhill Drive, Alabaster, AL 35007**; to wit;

KAG  
JCG

LOT 4, ACCORDING TO A RESURVEY OF LOTS 4, 5 AND 6 BERRYHILL, BEING RESURVEY OF LOTS 4 AND 5 BERRYHILL 2ND SECTOR AND LOT 6 OF BERRYHILL 1ST SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2014 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 16, Page 12.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

30' building setback line from Berryhill Drive as recorded in Map Book 14, Page 76.

10' utility and drainage easement along the rear of lot line as shown on recorded Map Book , Page .

Easement to Southern Natural Gas Corporation recorded in Deed Book 90, Page 333; Deed Book 90, Page 445 and Deed Book 212, Page 313.

Easement to Plantation Pipe Line as recorded in Deed Book 112, Page 364.

Easement to Alabaster Water and Gas Board recorded in Deed Book 278, Page 391.

Right of Way to Shelby County recorded in Deed Book 280, Page 340.

Restrictions recorded in Book 347, Page 231.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

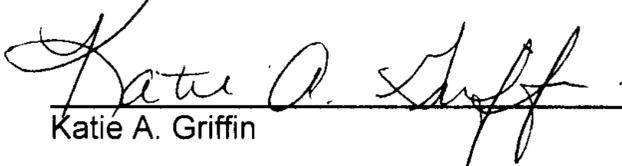
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

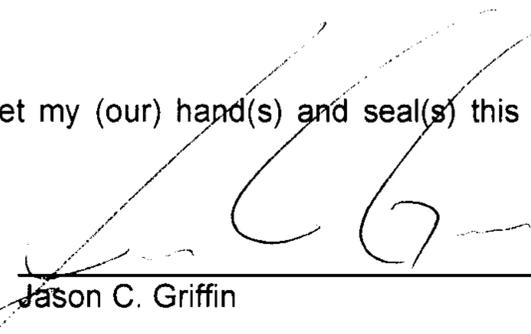
Shelby County, AL 06/17/2014  
State of Alabama  
Deed Tax: \$2.50

KAG

JCG

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of June, 2014.

  
Katie A. Griffin

  
Jason C. Griffin

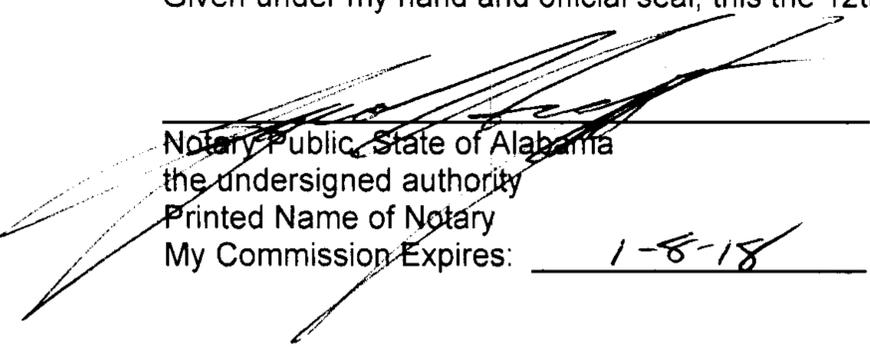
State of Alabama

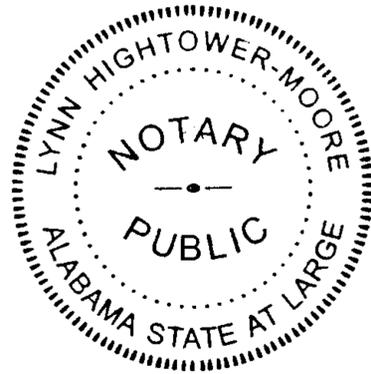
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Katie A. Griffin and Jason C. Griffin, wife and husband, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of June, 2014.

  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 1-8-18



  
20140617000183420 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name	Katie A. Griffin Jason C. Griffin	Grantee's Name	Danielle Laupheimer
Mailing Address	208 Pennsylvania Avenue Lebanon, TN 37087	Mailing Address	112 Berryhill Drive Alabaster, AL 35007
Property Address	112 Berryhill Drive Alabaster, AL 35007	Date of Sale	June 12, 2014
		Total Purchase Price	\$135,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 - 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 of 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 June 12, 2014

Print Jason C. Griffin

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

[Signature]  
(verified by)



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Form RT-1