

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Tom Mueller  
433 South Highland Ridge Lane  
Chelsea, AL 35043

20140707000204250  
07/07/2014 01:25:39 PM  
DEEDS 1/2

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA           )  
  )  
SHELBY COUNTY            )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Three Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars (\$349,900.00) in hand paid by Tom Mueller (hereinafter referred to as "GRANTEES") to Joseph Property Development, LLC, an Alabama Limited Liability Company (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 33, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, page 10, in the Probate Office of Shelby County, Alabama.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2014 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

**TO HAVE AND TO HOLD**, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

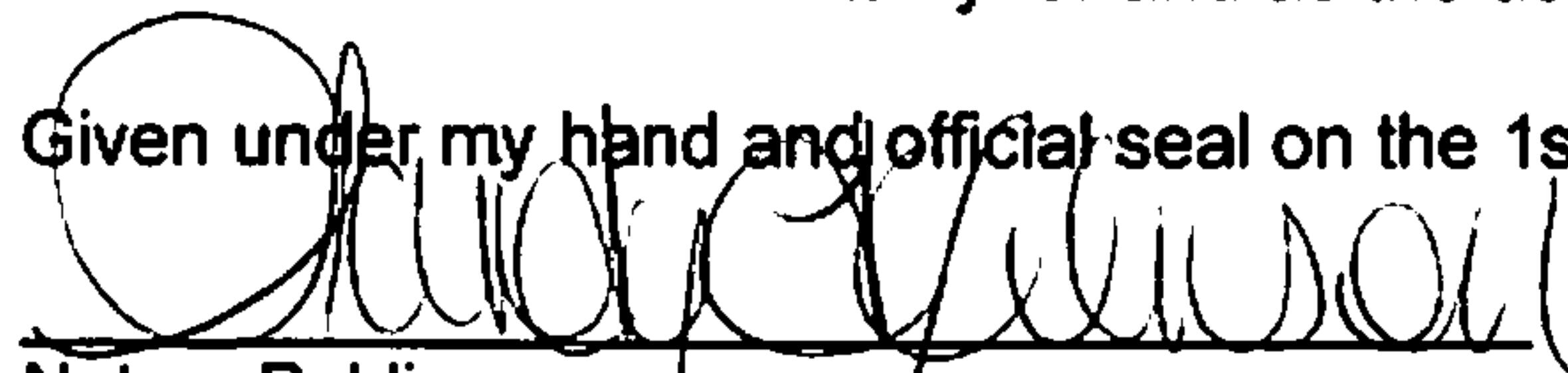
**IN WITNESS WHEREOF**, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this July 1, 2014.

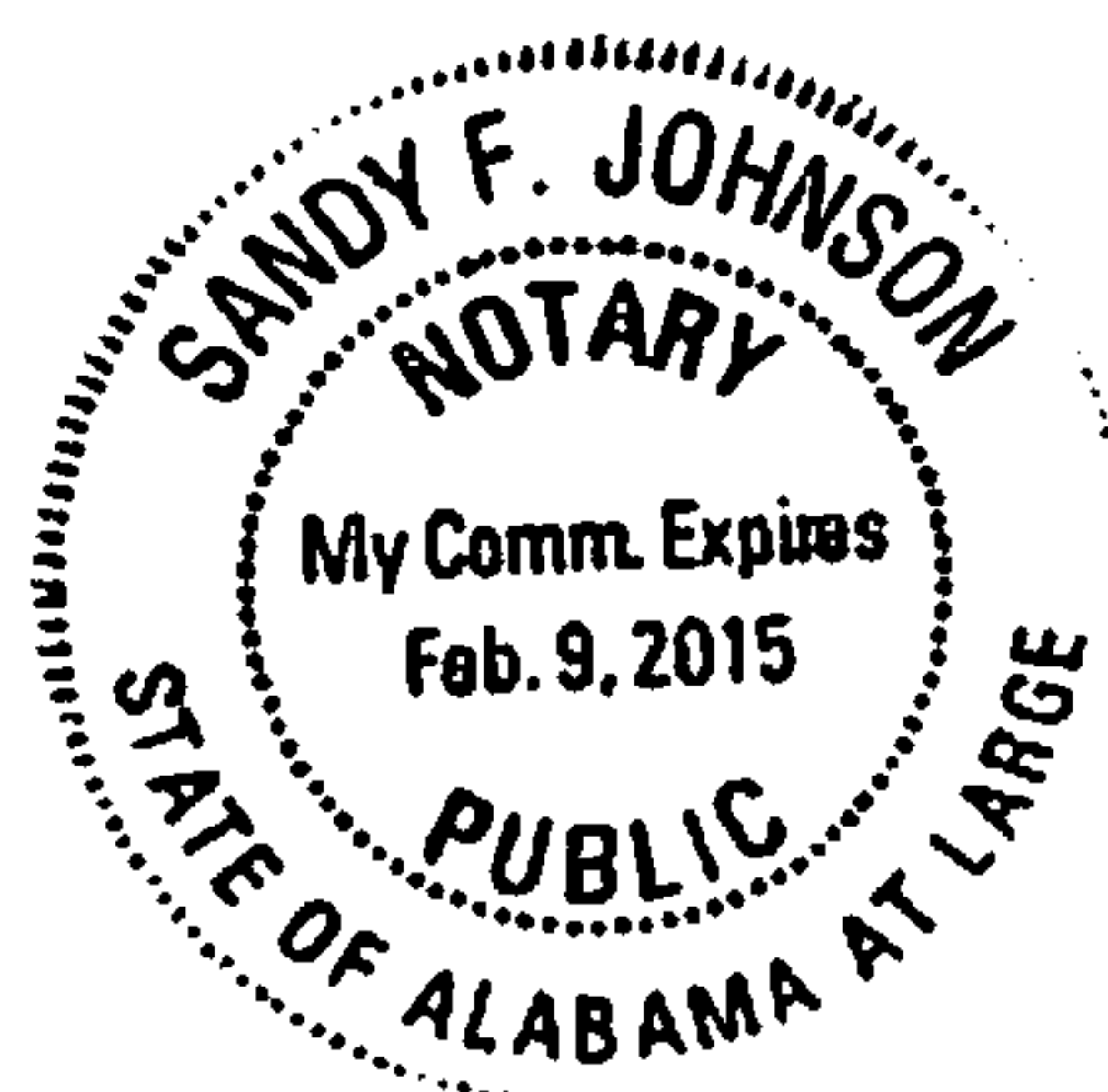
Joseph Property Development, LLC  
BY:   
Leo E. Joseph, Jr., Managing Member

STATE OF ALABAMA           )  
SHELBY COUNTY            )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leo E. Joseph, Jr., whose name as Managing Member for Joseph Property Development, LLC, 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, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal on the 1st day of July, 2014.

  
\_\_\_\_\_  
Notary Public  
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	Joseph Property Development, LLC	Grantee's Name	Tom Mueller
Mailing Address	<u>1236 Blue Ridge Blvd</u> <u>Birmingham AL 35206</u>	Mailing Address	<u>433 South Highland Ridge Lane</u> <u>Chelsea AL 35043</u>
Property Address	433 South Highland Ridge Lane Chelsea, AL 35043	Date of Sale	July 1, 2014
		Total Purchase Price	\$349,900.00
		or	
20140707000204250 07/07/2014		Actual Value	\$ _____
01:25:39 PM DEEDS 2/2		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 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 - Joseph Property Development, LLC, , .

Grantee's name and mailing address - Tom Mueller, , .

Property address - 433 South Highland Ridge Lane, Chelsea, AL 35043

Date of Sale - July 1, 2014.

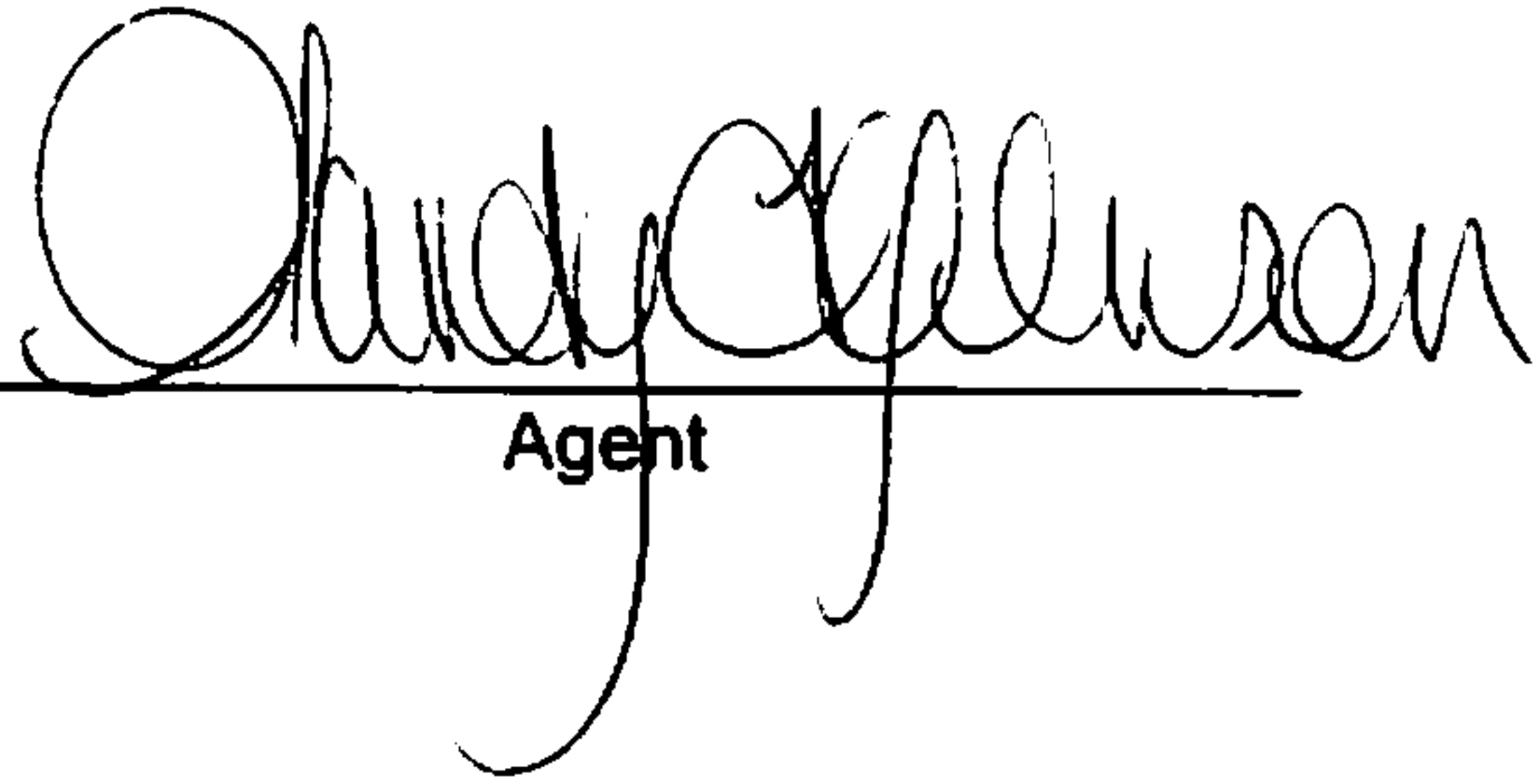
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: July 1, 2014

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/07/2014 01:25:39 PM  
\$367.00 CHERRY  
20140707000204250

