

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

SEND TAX NOTICE TO:
Rachel M. Garrett and Christopher J. Garrett
5124 Meadow Brook Road
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Eighty Thousand And No/100 Dollars (\$380,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Nadine L'Eplattenier, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rachel M. Garrett and Christopher J. Garrett (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 9A, according to the Resurvey of Lot 9, Meadow Brook, 8th Sector, 2nd Phase, as recorded in Map Book 15, Page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

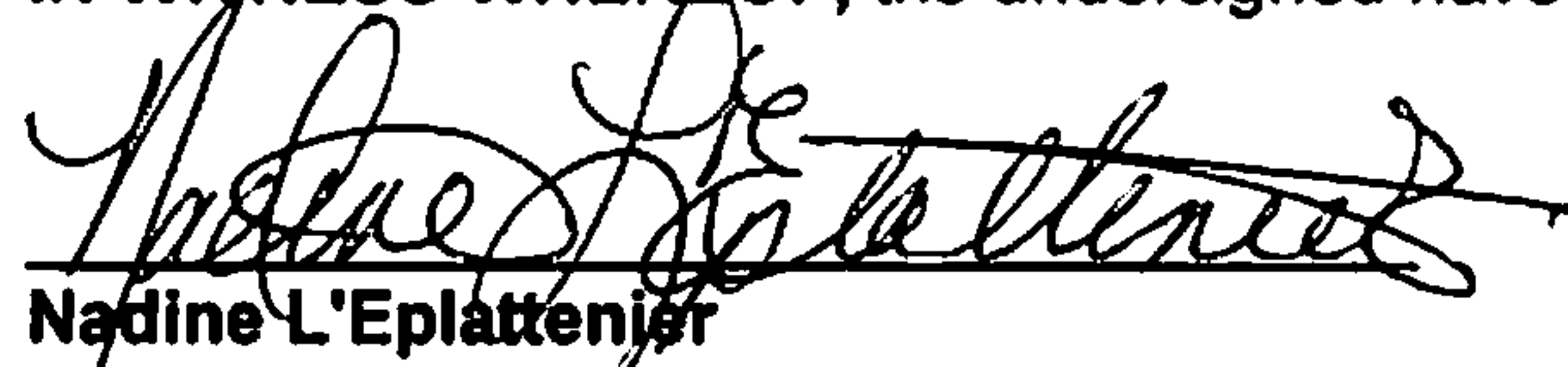
Three Hundred Sixty-One Thousand And No/100 Dollars (\$361,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Nadine L'Eplattenier is one and the same person and Nadine L. Gibson and Nadine Leplattenier.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

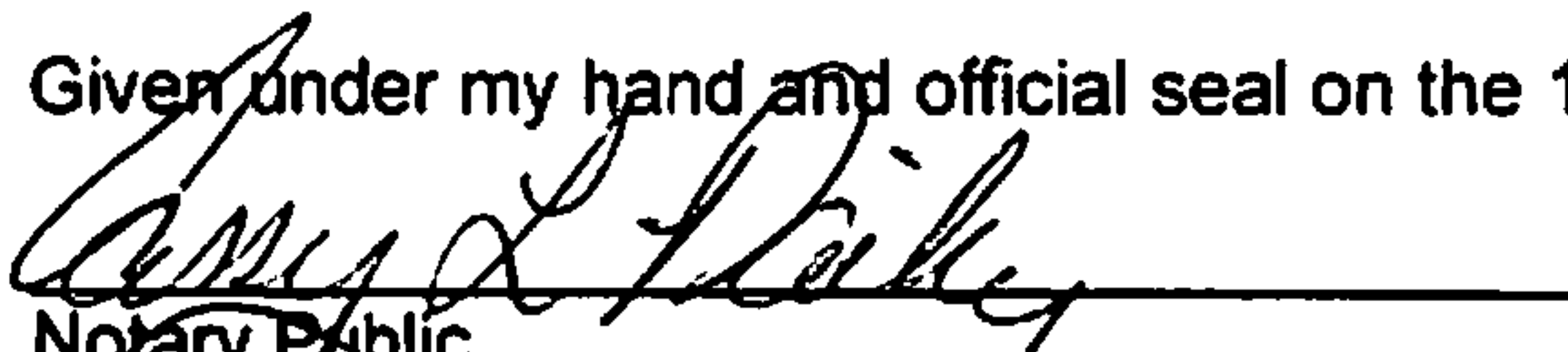
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 10, 2014.


Nadine L'Eplattenier

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nadine L'Eplattenier, whose name 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 10th 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 Nadine L'Eplattenier
Mailing Address 5124 Meadow Brook Road
 Birmingham, AL 35242

Grantee's Name Rachel M. Garrett and Christopher J. Garrett
Mailing Address 1025 Crawford Court
 Chelsea, AL 35043

Property Address 5124 Meadow Brook Road
 Birmingham, AL 35242

20140728000230370
07/28/2014 10:58:21 AM
DEEDS 2/2

Date of Sale July 10, 2014
Total Purchase Price \$380,000.00
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 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 - Nadine L'Eplattenier, 5124 Meadow Brook Road, Birmingham, AL 35242.

Grantee's name and mailing address - Rachel M. Garrett and Christopher J. Garrett, 1025 Crawford Court, Chelsea, AL 35043.

Property address - 5124 Meadow Brook Road, Birmingham, AL 35242

Date of Sale - July 10, 2014.

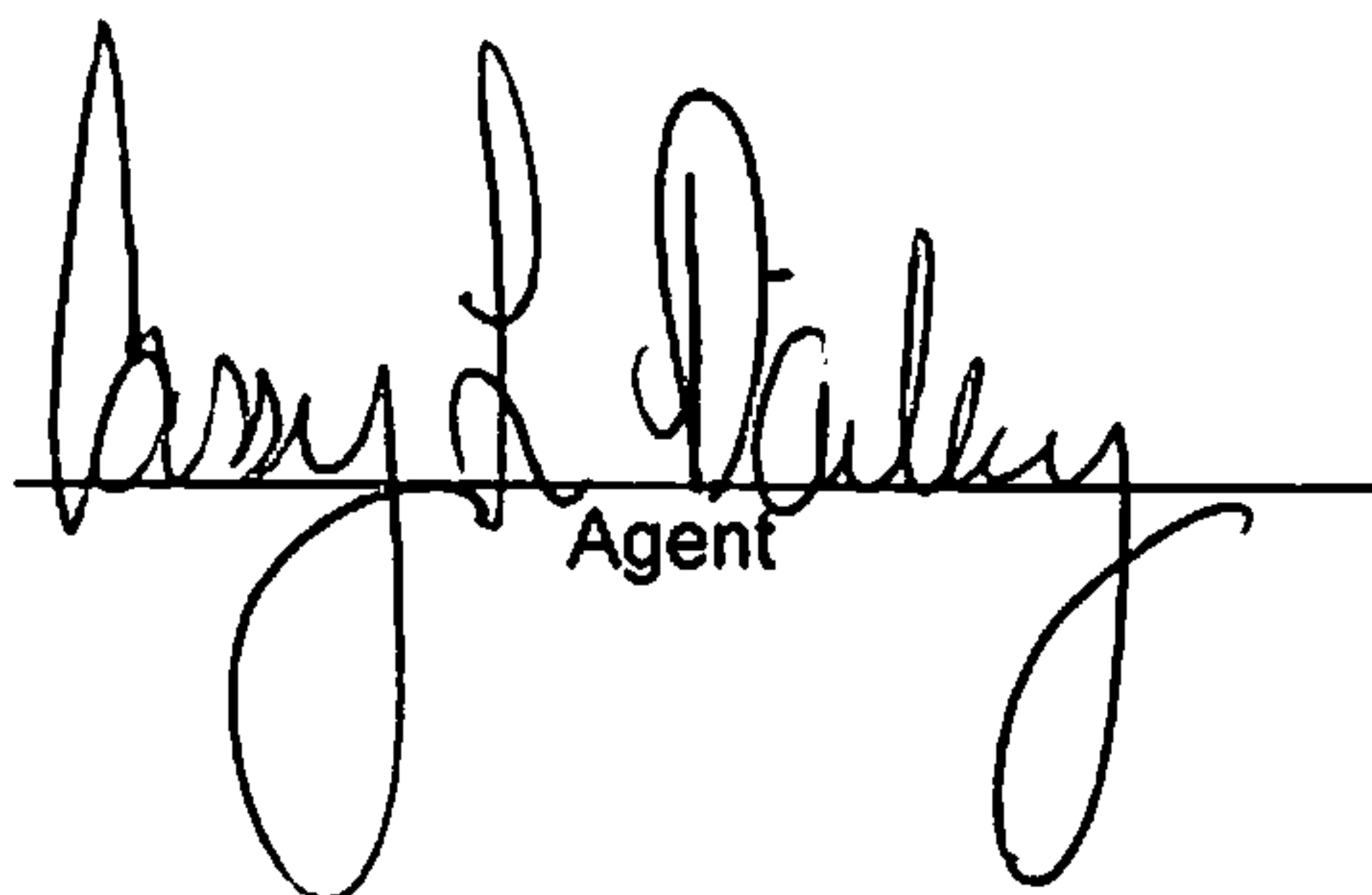
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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: July 10, 2014

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/28/2014 10:58:21 AM
\$36.00 CHERRY
20140728000230370

