

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Forty Two Thousand and No/100ths Dollars (\$142,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **STEPHANIE STALLINGS, a married person AND SERENITY INVESTMENTS, LLC** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **REBECCA JEAN EASTERLY** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Hidden Forest, as recorded in Map Book 35, page 117, in the Probate Office of Shelby County, Alabama.

Subject property does not constitute the homestead of the grantor nor that of her respective spouse.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Montevallo, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years, and the following:

1. **Building Setback line as shown per plat.**
2. **Utility easements as shown by recorded plat.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 20051102000570720, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 35, page 117, in the Probate Office of Shelby County, Alabama.**
5. **Easement(s) granted to Alabama Power Company as set out in Book 236, page 825, Book 235, page 318, and Inst. No. 20050803000393990, in the Probate Office.**

\$ 127,800.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

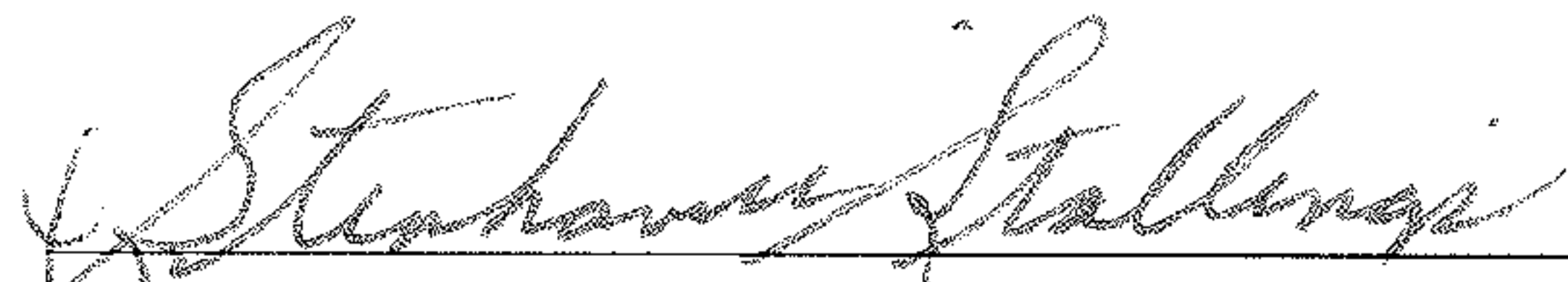
In Witness Whereof, the said Grantors have set their hands and seals this 30th day of June, 2014.



WITNESS



WITNESS



Stephanie Stallings {L.S.}

SERENITY INVESTMENTS, LLC

By: 

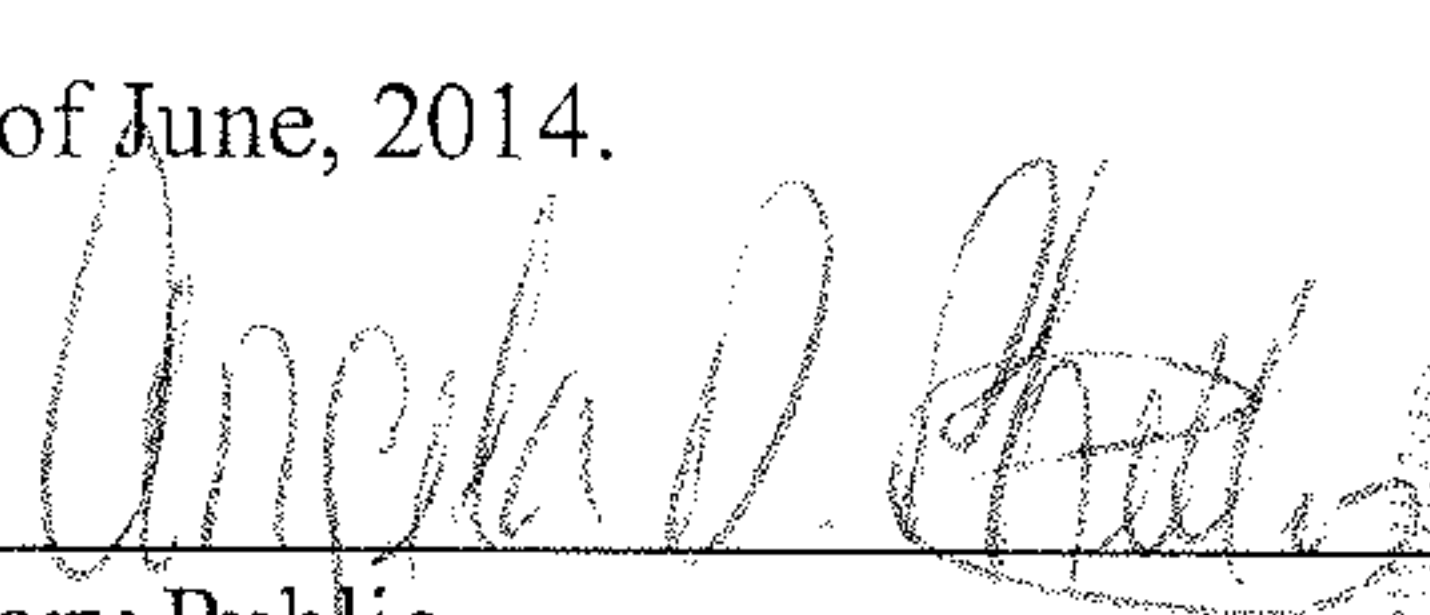
{L.S.}

Stephanie Stallings, Manager Member (name/title)

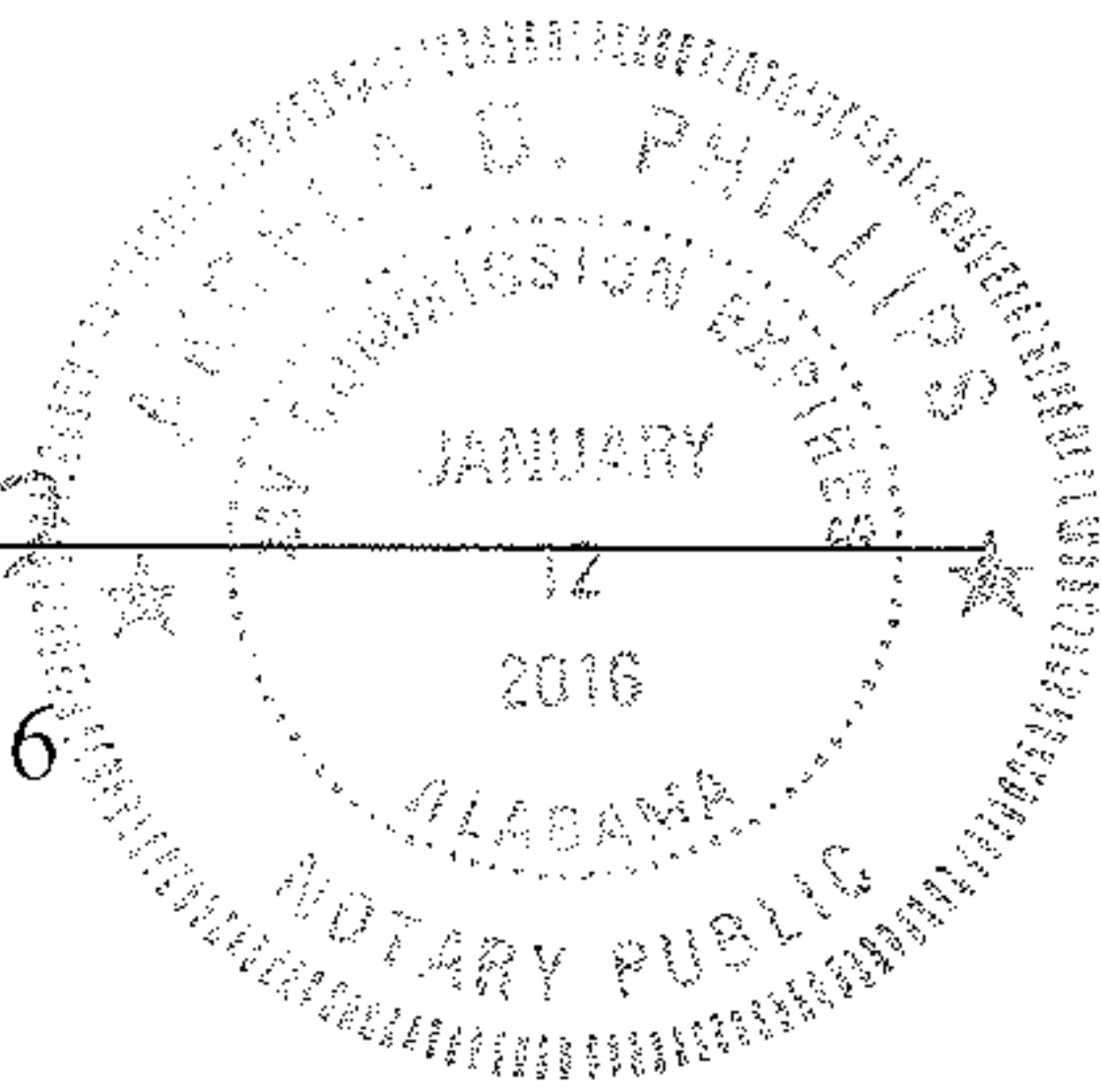
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Stephanie Stallings**, 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, is executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of June, 2014.



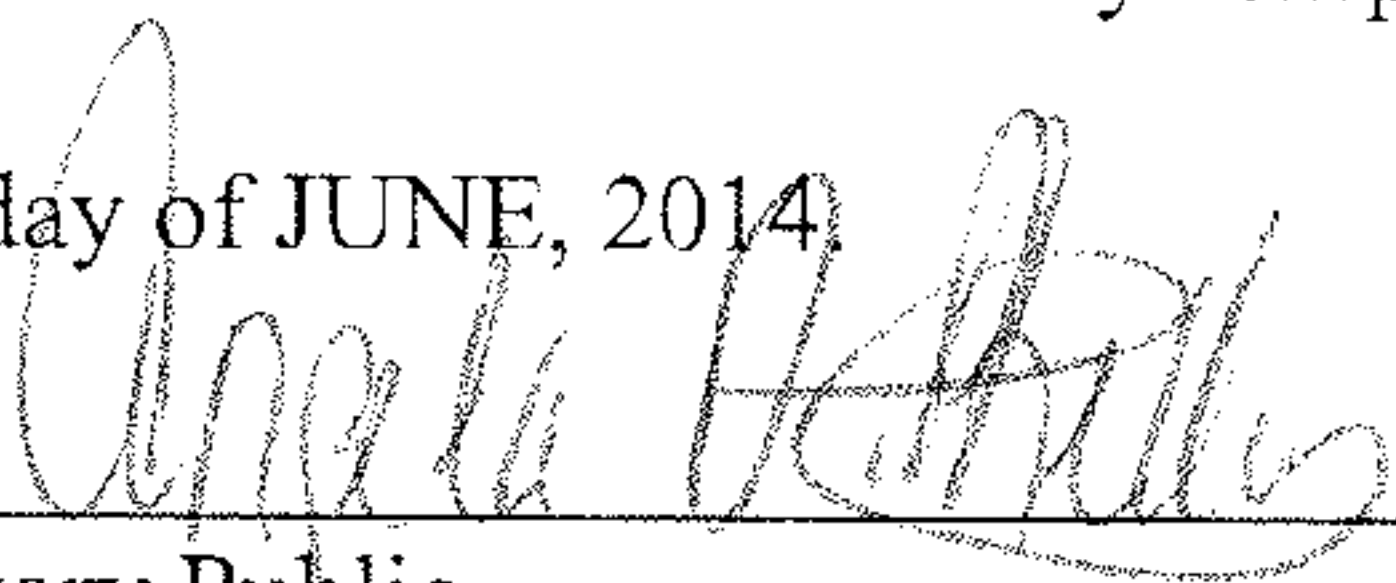
Notary Public
My commission expires 01/12/2016



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHANIE STALLINGS, whose name as MANAGING MEMBER of SERENITY INVESTMENTS, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 26th day of JUNE, 2014



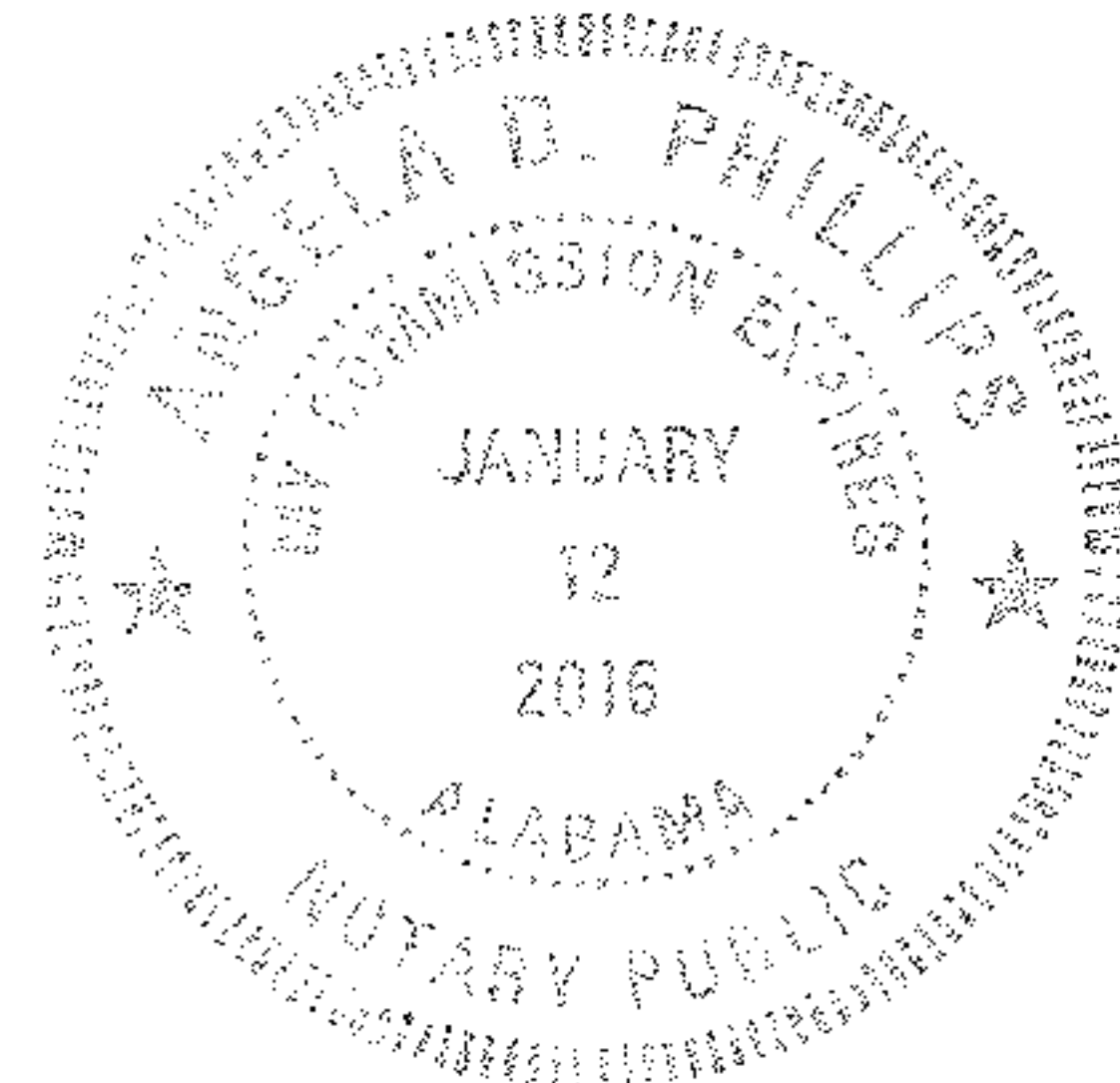
Notary Public
Commission Expires: 01/12/2016

GRANTEE'S MAILING ADDRESS:

Rebecca Jean Easterly
3080 Hidden Forest Cove
Montevallo, AL 35115

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-06-4004



Real Estate Sales Validation Form

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

Grantor's Name	Stephanie Stallings and Serenity Investments, LLC	Grantor's Name	Rebecca Jean Easterly
Mailing Address	114 Dogwood Circle Alexander City, AL 35010	Mailing Address	3080 Hidden Forest Cove Montevallo, AL 35115

Property Address 3080 Hidden Forest Cove
Montevallo, AL 35115

Date of Sale 06/30/2014
Total Purchase Price \$142,000.00

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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

XXX 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 - provided 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 of the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real 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 not 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 6/30/14

Unattested

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2014 03:55:29 PM
\$34.50 CHERRY
20140801000239140

[Signature]