

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20141860

Send Tax Notice To:
Jennifer A. Williams
151 Old Brook Place
Birmingham, AL 35242


20141010000320520 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
10/10/2014 09:34:42 AM FILED/CERT

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **One Hundred Ninety One Thousand Dollars and No Cents (\$191,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Gretchen A. Youngdahl, an unmarried woman and Susan J. Griffin, an unmarried woman** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Jennifer A. Williams** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Old Brook Place, as recorded in Map Book 19, Page 41, in the Probate Office of Shelby County, Alabama.

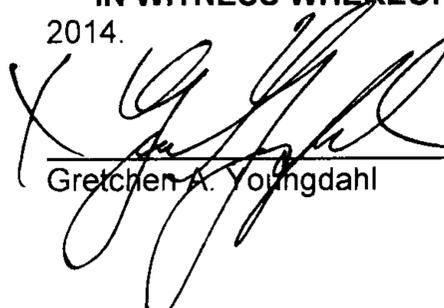
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

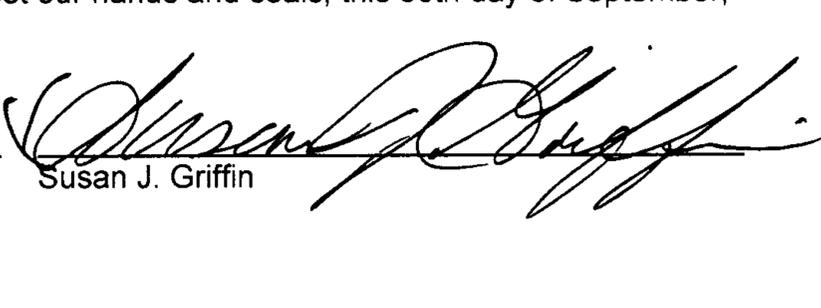
Note: \$187,540.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of September, 2014.

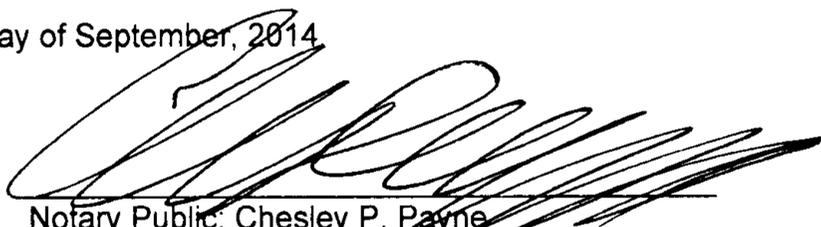

Gretchen A. Youngdahl

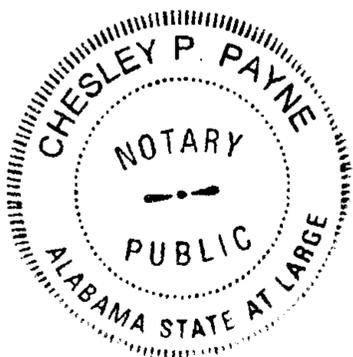

Susan J. Griffin

State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gretchen A. Youngdahl and Susan J. Griffin, 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 this conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

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


Notary Public: Chesley P. Payne
My Commission Expires: August 02, 2015



Shelby County, AL 10/10/2014
State of Alabama
Deed Tax: \$3.50

Real Estate Sales Validation Form

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

Grantor's Name Gretchen A. Youngdahl
Susan J. Griffin
 Mailing Address 151 Old Brook Place
Birmingham, AL 35242

Grantee's Name Jennifer A. Williams
 Mailing Address 105 Summerchase Drive
Birmingham, AL 35244

Property Address 151 Old Brook Place
Birmingham, AL 35242

Date of Sale September 30, 2014
 Total Purchase Price \$191,000.00

or
 Actual Value _____
 or
 Assessor's Market Value _____



20141010000320520 2/2 \$20.50
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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
 XX Sales Contract
 _____ Closing Statement

_____ Appraisal
 _____ Other

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 September 30, 2014 Print Gretchen A. Youngdahl and Susan J. Griffin

_____ **Unattested** _____ Sign By: _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one
 Gretchen A. Youngdahl

By: _____
 Susan J. Griffin

G. Z. S.

