

WARRANTY DEED

20141216000395190  
12/16/2014 03:57:53 PM  
DEEDS 1/2

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Kaitlin O'Donnell Graves  
811 Greystone Highlands Drive  
Birmingham, AL 35242

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred fifty five thousand and no/100 (\$155,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Virginia L. Underwood, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kaitlin O'Donnell Graves** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 76, according to the Amended Map Greystone Highlands Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

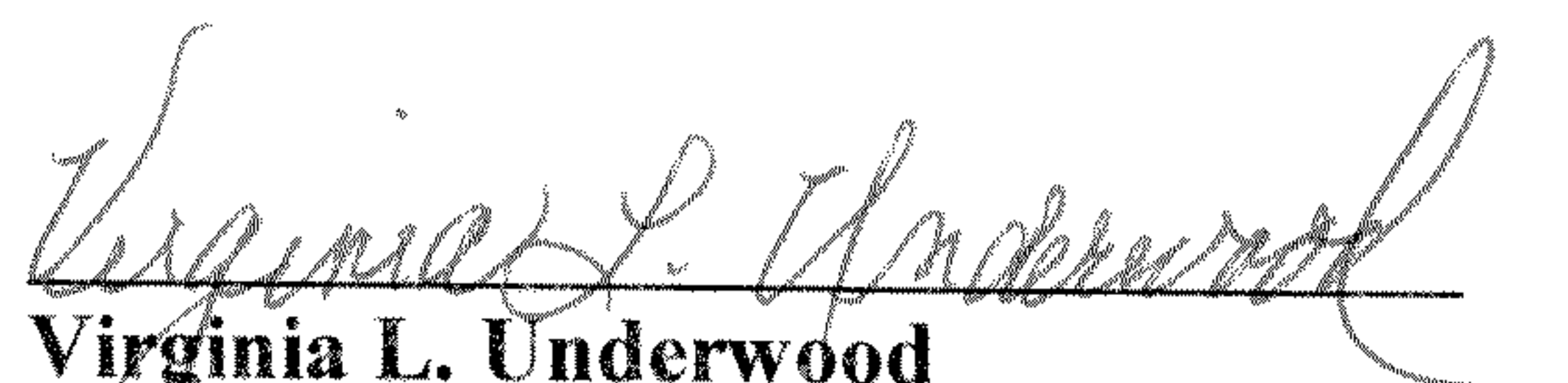
Virginia L. Underwood is the surviving grantee of that certain deed recorded in Instrument No. 20030916000622770, the other grantee, James W. Underwood, Jr. having died on or about August 29, 2009.

The grantee herein reserves a life estate unto Jeanette Cooley.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 15<sup>th</sup> day of December, 2014.

  
\_\_\_\_\_  
Virginia L. Underwood

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Virginia L. Underwood, an unmarried woman**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15<sup>th</sup> day of December, 2014.

B. CHRISTOPHER BATTLES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-22-2017



Real Estate Sales Validation Form

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

Grantor's Name Virginia L. Underwood  
Mailing Address 625 Spring Bank Terrace  
Birmingham, AL 35242

Grantee's Name Katilin O'Donnell Graves  
Mailing Address 811 Greystone Highlands Drive  
Birmingham, AL 35242

Property Address 811 Greystone Highlands Drive  
Birmingham, AL 35242

Date of Sale 12/15/2014  
Total Purchase Price \$ 155,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

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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  
☒ 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 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 12/15/14

Print B. Christopher Battles

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/16/2014 03:57:53 PM  
\$172.00 CHERRY  
20141216000395190

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official stamp.