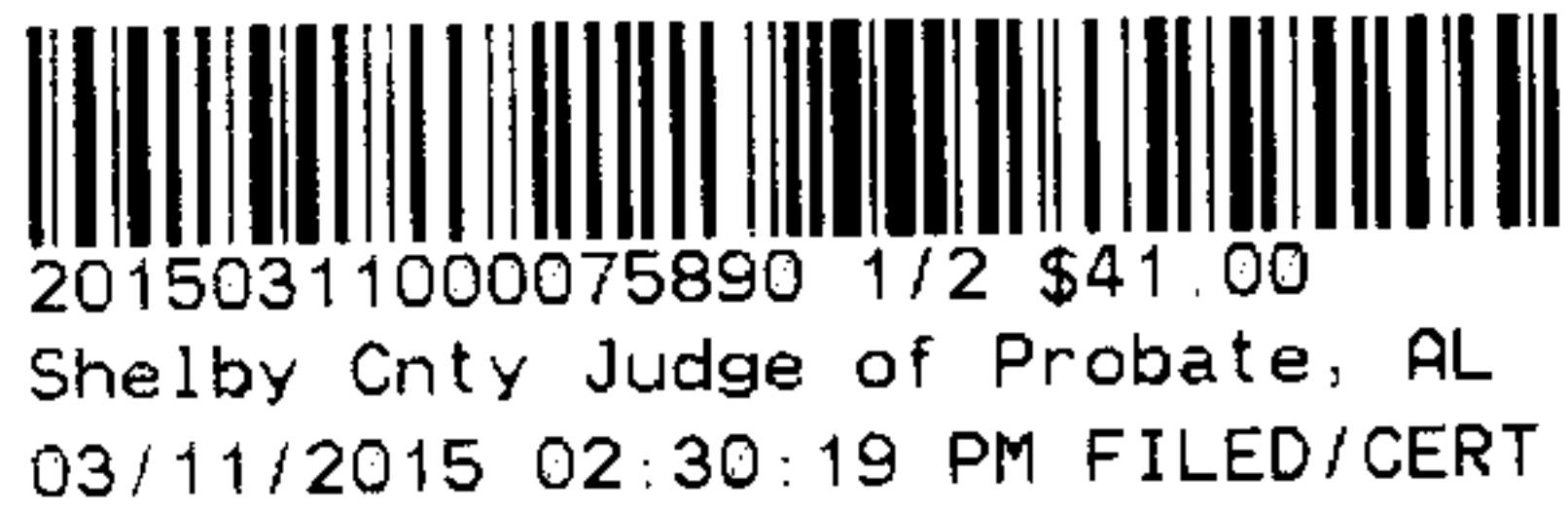


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**



Send Tax Notice to:  
**Erin Marie Sturgis Diaz**  
**P.O. Box 1877**  
**Alabaster, AL 35007**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TWENTY FOUR THOUSAND DOLLARS and NO/00 (\$24,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Janise Haefner and husband, Donald Haefner** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Erin Marie Sturgis Diaz** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***Lot 1A described in the Map Bellemay Farm Family Subdivision, recorded in Map Book 44, Page 95, Shelby County, Alabama Probate Office.***

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.
3. Also a 10' Easement for Ingress, Egress and utilities across Lot 1B Bellemay Farm Family Subdivision.

Grantors herein reserve a Life Estate in and to the above described property.  
Janise Shipley Miller and Janise Haefner are one in the same person.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 10<sup>th</sup> day of March, 2015.

Janise Haefner  
**Janise Haefner**

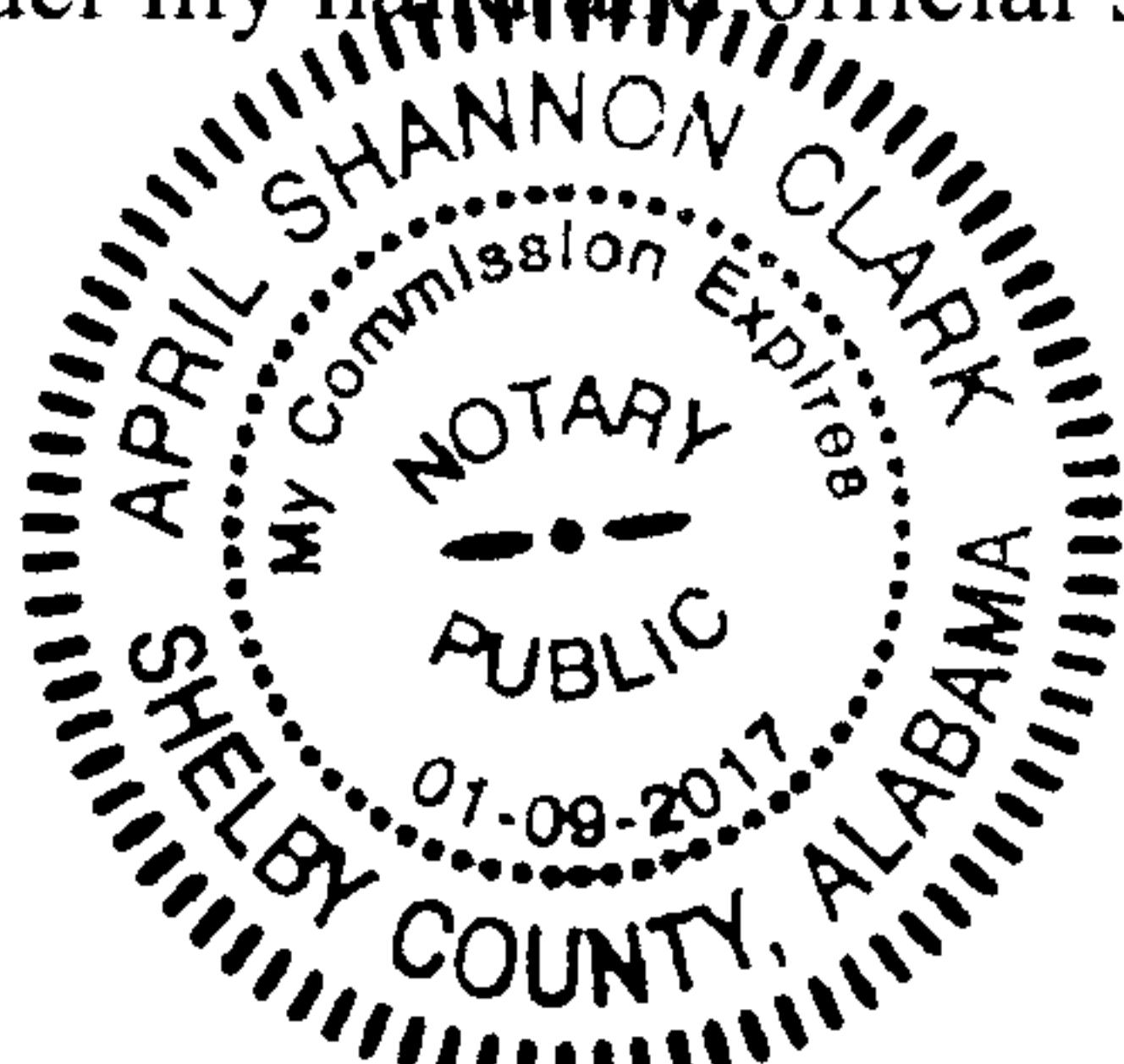
Ronald Haefner  
**Ronald Haefner**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Janise Haefner and Donald Haefner**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this March day of, 2015.

Shelby County, AL 03/11/2015  
State of Alabama  
Deed Tax: \$24.00



April Clark  
Notary Public  
My Commission Expires: 192017

# Real Estate Sales Validation Form

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

Grantor's Name Janise Haefner  
Donald Haefner  
Mailing Address 4233 Hwy 16  
Montevallo, AL 35115

Property Address Lot 1 A  
Bellemay Farm

Grantee's Name Erin Marie Sturgis Diaz  
Mailing Address P.O. Box 1877  
Alabaster, AL 35007

Date of Sale 3-10-15  
Total Purchase Price  
or  
Actual Value  
or  
Assessor's Market Value 24,000.00

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 tax value

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 3-10-15

Print Janise Haefner

Unattested

AC

(verified by)

Sign Janise Haefner

(Grantor/Grantee/Owner/Agent) circle one



20150311000075890 2/2 \$41.00  
Shelby Cnty Judge of Probate, AL  
03/11/2015 02:30:19 PM FILED/CERT

Form RT-1