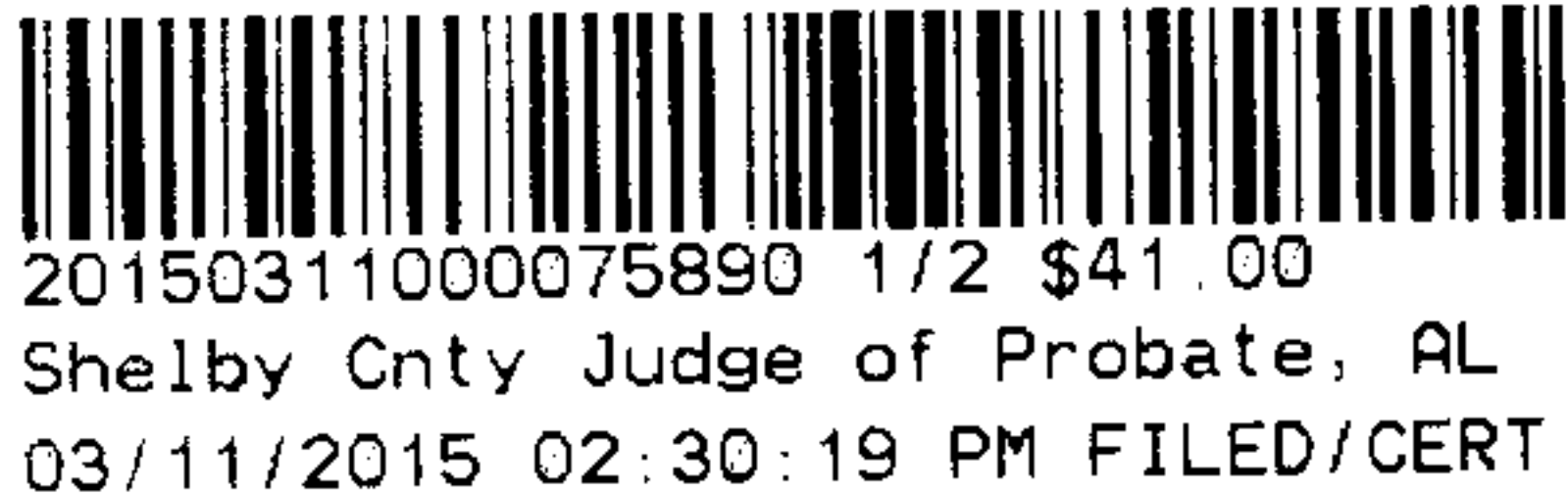


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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 Sturgi 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 10th day of March, 2015.


Janise Haefner

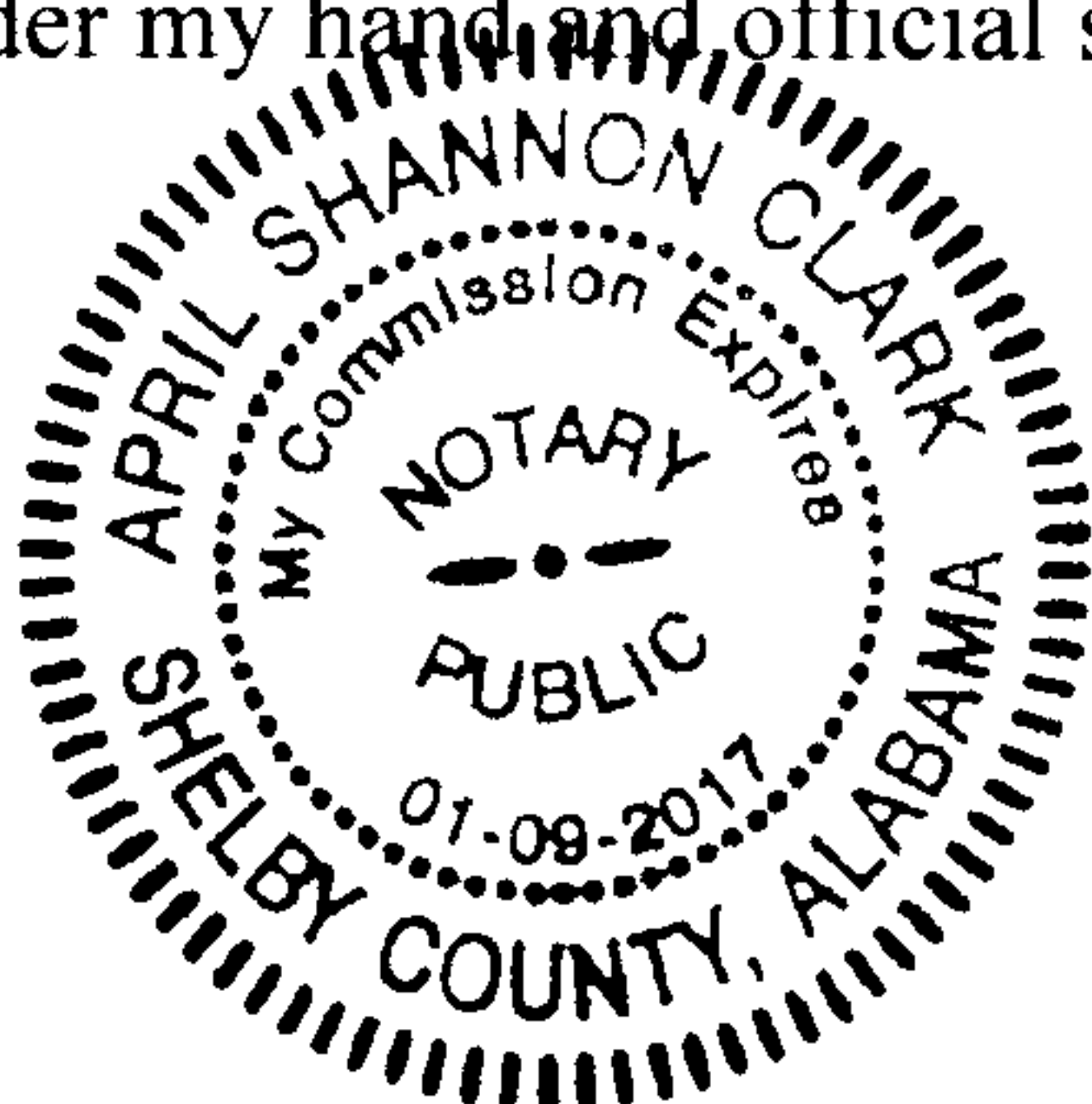

Donald Haefner

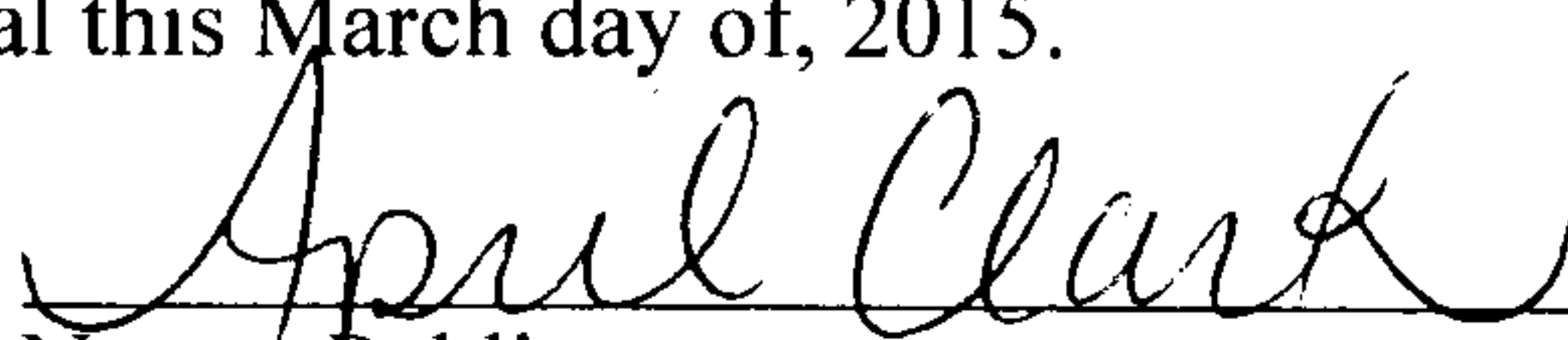
STATE OF ALABAMA)
COUNTY OF SHELBY)

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




Notary Public
My Commission Expires: 1-9-2017

Real Estate Sales Validation Form

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

Grantor's Name	<u>Janise Haefner</u>	Grantee's Name	<u>Erin Marie Sturgis Diaz</u>
Mailing Address	<u>Donald Haefner</u>	Mailing Address	<u>P.O. Box 1877</u>
	<u>Montevallo, AL 35115</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>Lot 1 A</u>	Date of Sale	<u>3-10-15</u>
	<u>Bellemay Farm</u>	Total Purchase Price	<u> </u>
		or	<u> </u>
		Actual Value	<u> </u>
		or	<u> </u>
		Assessor's Market Value	<u>24,000.00</u>

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 checked="" type="checkbox"/> Other <u>tax value</u>
<input 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 - 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 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