



20160608000196770 1/2 \$46.50  
Shelby Cnty Judge of Probate, AL  
06/08/2016 08:18:00 AM FILED/CERT

This instrument was prepared by  
**William G. Barnes**  
5708 Lazy Brooke Court  
Pinson, Alabama 35126

Send Tax Notice To  
**Sarah R. Chaffee**  
1994 Riva Ridge Road  
Helena, Alabama 35080

**WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY** *Jefferson*

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$147,500.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

**KENT LABOUBE AND TENEILE LABOUBE, HUSBAND AND WIFE**  
(herein referred to as grantors) do, grant, bargain, sell and convey unto

**SARAH R. CHAFFEE**

(herein referred to as GRANTEEES), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**LOT 18, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE III, AS RECORDED IN MAP BOOK 15, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO TAXES.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

\$ 118,000.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE  
LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 1 day of June,  
2016.

*Tennessee* *KL*  
**STATE OF TEXAS** *Wilson*

*KL* *2*  
KENT LABOUBE

(SEAL)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **KENT LABOUBE AND TENEILE LABOUBE, HUSBAND AND WIFE**, 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of June, 2016.



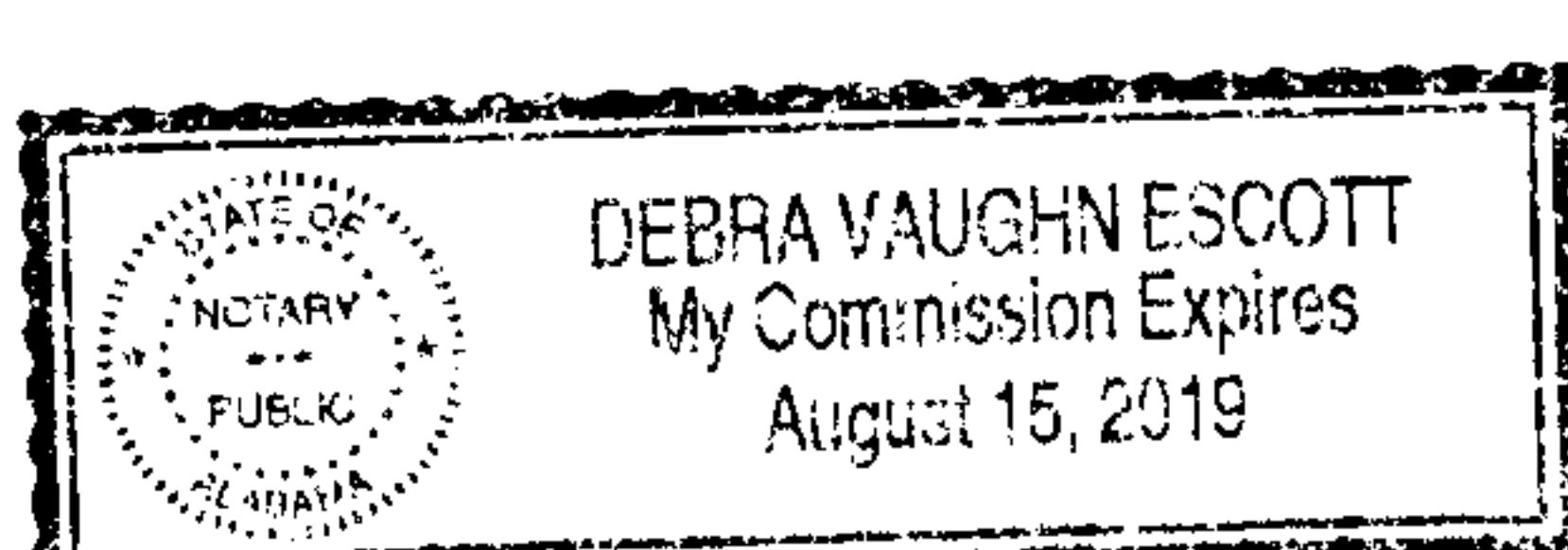
*Mark Mason*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/5/19

*Teneile LaBoube* *Teneile LaBoube* (SEAL)

**STATE OF ALABAMA**  
**COUNTY OF SHELBY** *Jefferson*

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **KENT LABOUBE AND TENEILE LABOUBE, HUSBAND AND WIFE**, 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of June, 2016.



*Debra Vaughn Escott*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/15/2019

## Real Estate Sales Validation Form

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

Grantor's Name Kent LaBoube  
TeNeile LaBoube  
Mailing Address 4152 Turnberry Road  
Lebanon, TN 37090

Grantee's Name Sarah R Chaffee  
Mailing Address 900 Hargrove Rd Apt 236  
Tuscaloosa, AL 35401

Property Address 1994 Riva Ridge Rd.  
Helena, AL 35080

Date of Sale June 02, 2016  
Total Purchase Price \$147,500.00  
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 evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other  
 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 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 June 2, 2016

Print Amy L Burge

Unattested

Sign Amy L Burge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

