

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Jeffery K. Dennis  
4049 Grove Park Circle  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )



20160908000325700 1/4 \$35.50  
Shelby Cnty Judge of Probate, AL  
09/08/2016 12:46:58 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$349,900.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, NEIL BILLEAUD and HEATHER LOVE (aka HEATHER BILLEAUD), Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFERY K. DENNIS (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama:

See legal description attached hereto as Exhibit "A".

Three Hundred Thirty Nine Thousand Four Hundred Three and 00/100 Dollars (\$339,403.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

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


Shelby County, AL 09/08/2016  
State of Alabama  
Deed Tax: \$10.50

Dated this 31<sup>st</sup> day of August, 2016.

Neil Billeaud by Shelley Watkins, his Attorney-in-Fact  
NEIL BILLEAUD

Heather Love by Shelley Wath, her attorney-in-fact  
HEATHER LOVE

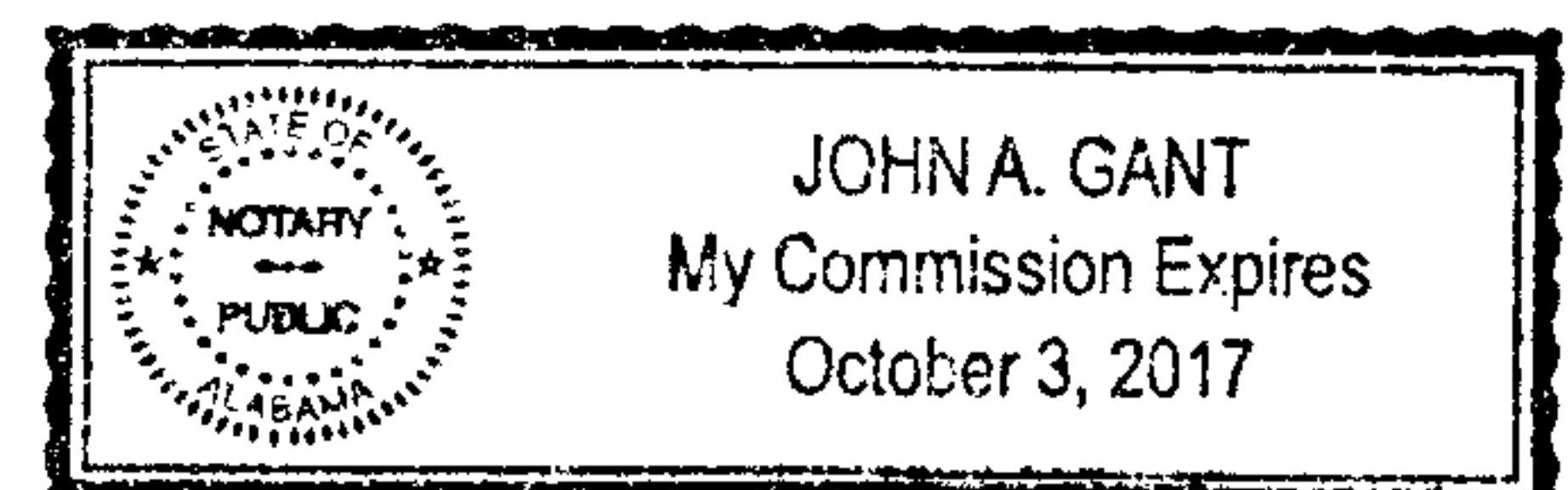
STATE OF ALABAMA    )  
JEFFERSON COUNTY    )

  
20160908000325700 2/4 \$35.50  
Shelby Cnty Judge of Probate, AL  
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I, JOHN A. GANT, a Notary Public in and for said County in said State hereby certify that SHELLEY WATKINS, whose name as Attorney-in-Fact for NEIL BILLEAUD and HEATHER LOVE 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 the conveyance, she, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of August, 2016.

JA Gant  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/3/2017



**Property Address:**  
4049 Grove Park Cir.  
Birmingham, AL 35242

**Grantee's Address:**  
4049 Grove Park Cir.  
Birmingham, AL 35242

**Grantors' Address:**  
1470 Annunciation St. #3217  
New Orleans, LA 70130

## EXHIBIT "A"

Lot 1127, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A & B, C & D, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master protective Covenants for Highland Lakes, a Residential Subdivision, recorded as instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 199-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 11th Sector recorded as Instrument No. 2000-41316, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



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## Real Estate Sales Validation Form

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

Grantor's Name Neil Billeaud & Heather Love  
Mailing Address 1470 Annunciation St. #3217  
New Orleans, LA 70130

Grantee's Name Jeffery K. Dennis  
Mailing Address 4049 Grove Park Cir.  
Birmingham, AL 35242

Property Address 4049 Grove Park Cir.  
Birmingham, AL 35242

Date of Sale 8/31/16

Total Purchase Price \$ 349,900.00

or

Actual Value

\$


or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

  
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\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

### 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 8/31/16

Print John A. Gant

Sign

  
(Owner (Agent) circle one)