

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Fifty Nine Thousand Five Hundred and No/100ths Dollars (\$259,500.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **THOMAS S. ALLEN AND PAMELA M. ALLEN, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **ROBERT E. HALL AND LINDA G. HALL** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Birmingham, Shelby County, Alabama, to-wit:

Unit 40, in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument Number 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument Number 20020521000223920 and as amended by the Amendment thereto recorded as Instrument number 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument Number 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K. B. Weygand & Associates, P.C. which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument Number 20020521000241450 and which is also separately recorded in Map Book 28, page 103, in said Probate Office.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Birmingham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. Utility easements as shown by recorded plat, including, an easement of variable width along the rear.
2. Restrictions, limitations and conditions as set out in Plat Book 28, page 103, in the Probate Office of Shelby County, Alabama.
3. Easement(s) granted to Alabama Power Company as set out in Real 207, page 380, Real 220, page 521 and Real 220, page 532, in the Probate Office.
4. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987, and recorded in Real 125, page 249, in Probate Office.
5. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions set out in Real 307, page 950, in Probate Office.
6. Declaration of Protective Covenants for the "Watershed Property," which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, page 54, in Probate Office.
7. Drainage Agreement between AmSouth Bank, N.A., as Ancillary trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, page 238, in Probate Office.
8. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham recorded in Real 194, page 1, in Probate Office.
9. Restrictive Agreement and Protective Covenants including restrictive use of property as set out in Instrument No. 1992-14567, Real 308, page 1, and Real 220, page 339, in Probate Office.
10. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement Systems of Ohio and Bill and Douglas Eddleman, as set out in instrument dated August 9, 1988 and recorded in Real 199, page 18, in Probate Office.
11. Agreement concerning Electric Service to NCNB/Brook Highland and Alabama Power Company as recorded in Real 306, page 119, in Probate Office.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, page 294 and Deed Book 28, page 581, in Probate Office.
13. Easement Agreement recorded as Inst. No. 20020510000223870, in Probate Office.
14. Restrictive Covenants as recorded in Real 181, page 995, in Probate Office.
15. Release of damages as recorded in Inst. No. 1998-15836, in Probate Office.

Shelby County, AL 04/25/2013
State of Alabama
Deed Tax:\$13.00


16. Articles of Incorporation of Courtside at Brook Highland Association, Inc., recorded as Inst. No. 2001-29968, in Probate Office.
17. Declaration of Condominium of Courtside at Brook Highland, a Condominium, recorded as Inst. No. 2001-29968 and re-recorded as Inst. No. 20020521000241450 with an Amendment recorded as Inst. No. 20020510000223920 and corrected as Inst. No. 20020521000241460 along with corrective Amendment recorded as Inst. No. 20020521000241470, in Probate Office.
18. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.
19. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 2006, page 266 and Acts 1973 No. 1059, page 1732, 1975 Code of Alabama.

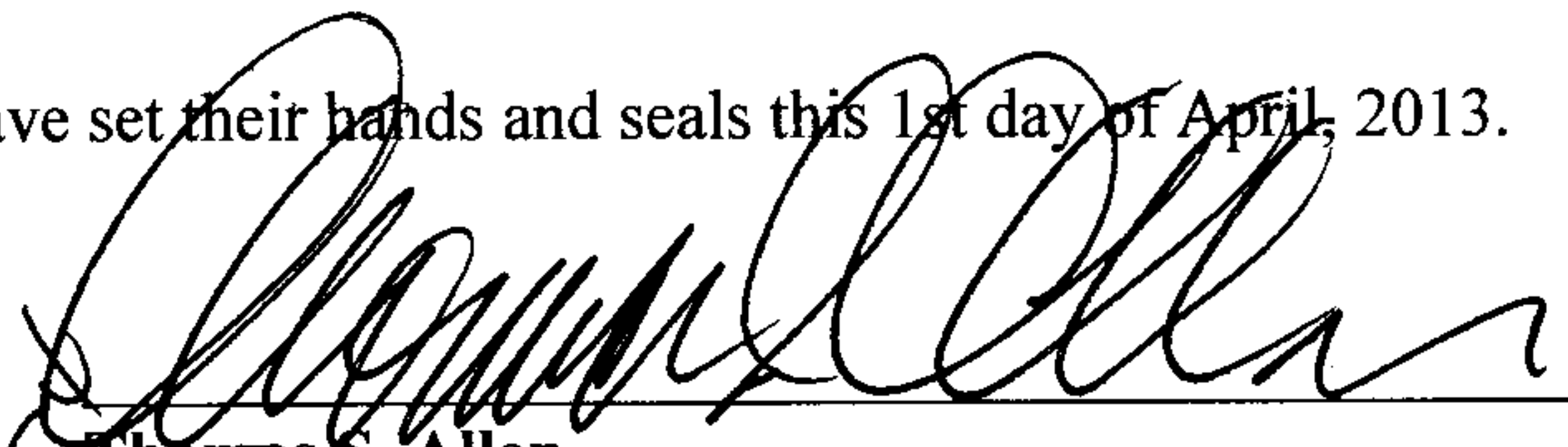
\$ 246,525.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.


To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 1st day of April, 2013.


WITNESS


Thomas S. Allen {L.S.}

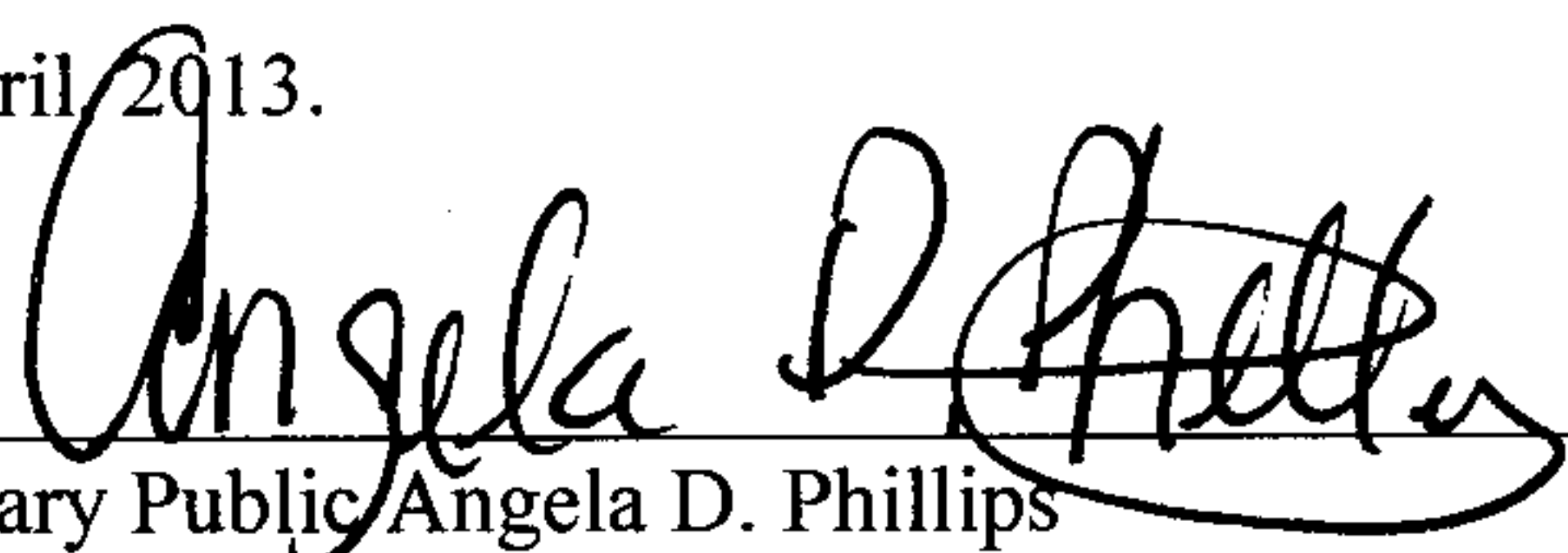

WITNESS


Pamela M. Allen {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Thomas S. Allen** and **Pamela M. Allen**, 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 seal this 1st day of April 2013.


Notary Public Angela D. Phillips
My commission expires 01/12/2016


SEND TAX NOTICE TO:

Robert E. Hall
233 Courtside Drive
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-03-2616




20130425000167710 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
04/25/2013 11:13:47 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Thomas S. Allen
Mailing Address PO Box 1331
Fairhope AL 36533

Grantee's Name Robert E. Hall
Mailing Address 233 Courtside Drive
Birmingham AL 35242

Property Address 233 Courtside Drive
Birmingham AL 35242

Date of Sale 4/1/13
Total Purchase Price \$ 259,900.00
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)

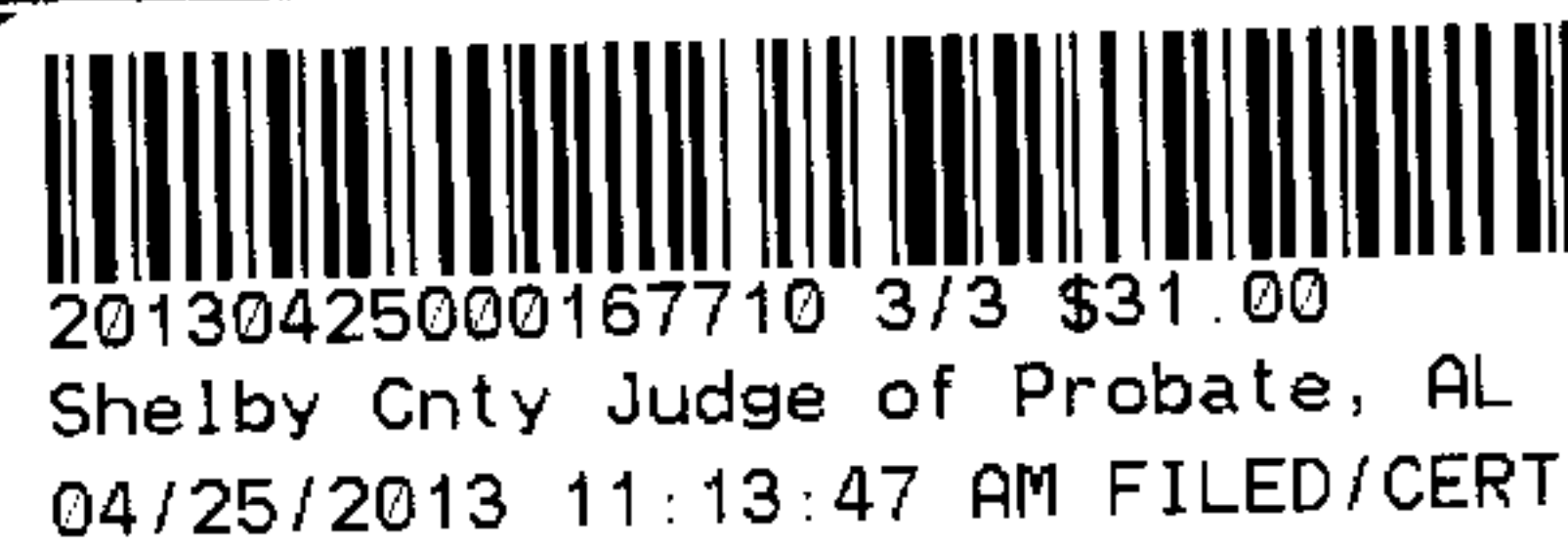
☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ 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 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).

APR 01 2013

Date _____

Unattested

[Signature]
(verified by)

Print

Thomas S. Allen

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1