


Send tax notice to:
BILLY BARTON
733 NARROWS POINT CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242


20141103000346000 1/2 \$59.50
Shelby Cnty Judge of Probate, AL
11/03/2014 12:19:55 PM FILED/CERT

STATE OF ALABAMA

2014546

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$169,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MARK C. ROLLINS, TRUSTEE OF THE JOSEPH C ROLLINS & JEAN C ROLLINS IRREVOCABLE RESIDENCE TRUST, DATED 9/3/2014 **whose mailing address is:**

24680 Adalade Ln Daphne AL 36526
(hereinafter referred to as "Grantor") by BILLY BARTON and CYNTHIA BARTON **whose mailing address is:** 733 NARROWS POINT CIRCLE, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 70, OF THE FINAL PLAT OF NARROWS POINT, AS RECORDED IN MAP BOOK 26, PAGE 81 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT # 2000-9755, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS OF RECORD.
3. MEMORANDUM OF SEWER SERVICE AGREEMENT AS RECORDED IN INSTRUMENT #20121102000422250.
4. THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT #2000-09755, AMENDED IN INSTRUMENT #2000-171136, IN INSTRUMENT #2000-36696, IN INSTRUMENT #2001-38328, IN INSTRUMENT #20020905000424180, AMENDED IN INSTRUMENT #20021017000508250, IN INSTRUMENT #20030716000450980, IN INSTRUMENT #20050831000450840, IN INSTRUMENT #20061031000537350, IN INSTRUMENT #20061211000599540, IN INSTRUMENT #20070607000266840 AND IN INSTRUMENT #20080711000280890.

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5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 103, PAGE 154, DEED BOOK 123, PAGE 420, AND DEED 102, PAGE 181.
6. RIGHT OF WAY GRANTED TO STATE OF ALABAMA AS RECORDED IN DEED BOOK 296, PAGE 441.
7. RIGHT OF WAY TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 324, PAGE 840 AND IN DEED BOOK 321, PAGE 610.
8. NATURAL GAS SUPPLY AGREEMENT AS RECORDED IN INSTRUMENT #2000-1818.
9. CONDITIONS, LIMITATIONS AND RELEASE OF DAMAGES AS SET OUT IN DEED RECORDED IN INSTRUMENT #2001-01801.
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

\$127,425.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, MARK C. ROLLINS, TRUSTEE OF THE JOSEPH C. ROLLINS AND JEAN C. ROLLINS IRREVOCABLE RESIDENCE TRUST, DATED 9/3/2014, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 14th day of October, 2014.

THE JOSEPH C. ROLLINS AND JEAN C.
ROLLINS IRREVOCABLE TRUST, DATED
9/3/2014


BY: MARK C. ROLLINS
ITS: TRUSTEE

STATE OF Alabama
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK C. ROLLINS, whose name as Trustee of the Joseph C. Rollins and Jean C. Rollins Irrevocable Residence Trust, dated 9/3/2014 is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such Trustee of the Joseph C. Rollins and Jean C. Rollins Irrevocable Residence Trust, dated 9/3/2014 and with full authority, executed the same voluntarily for and as the act of said Trust/

Given under my hand and official seal this the 14th day of October, 2014.


Notary Public

Print Name: Judy A. Smith
Commission Expires: 11/09/2015



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