

This instrument was prepared by:  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice to:  
Colby S. Barnett  
Jennifer A. Barnett  
2313 Brock Circle  
Hoover, AL 35242

**CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )  
SHELBY COUNTY )

That in consideration of Five Hundred Thirty-Seven Thousand & No/100-----

(\$537,000.00-----)

Dollars to the undersigned grantor, **BROCK POINT PARTNERS, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Colby S. Barnett & Jennifer A. Barnett-----,

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$483,300.00 of the purchase price recited above has been paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, 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.

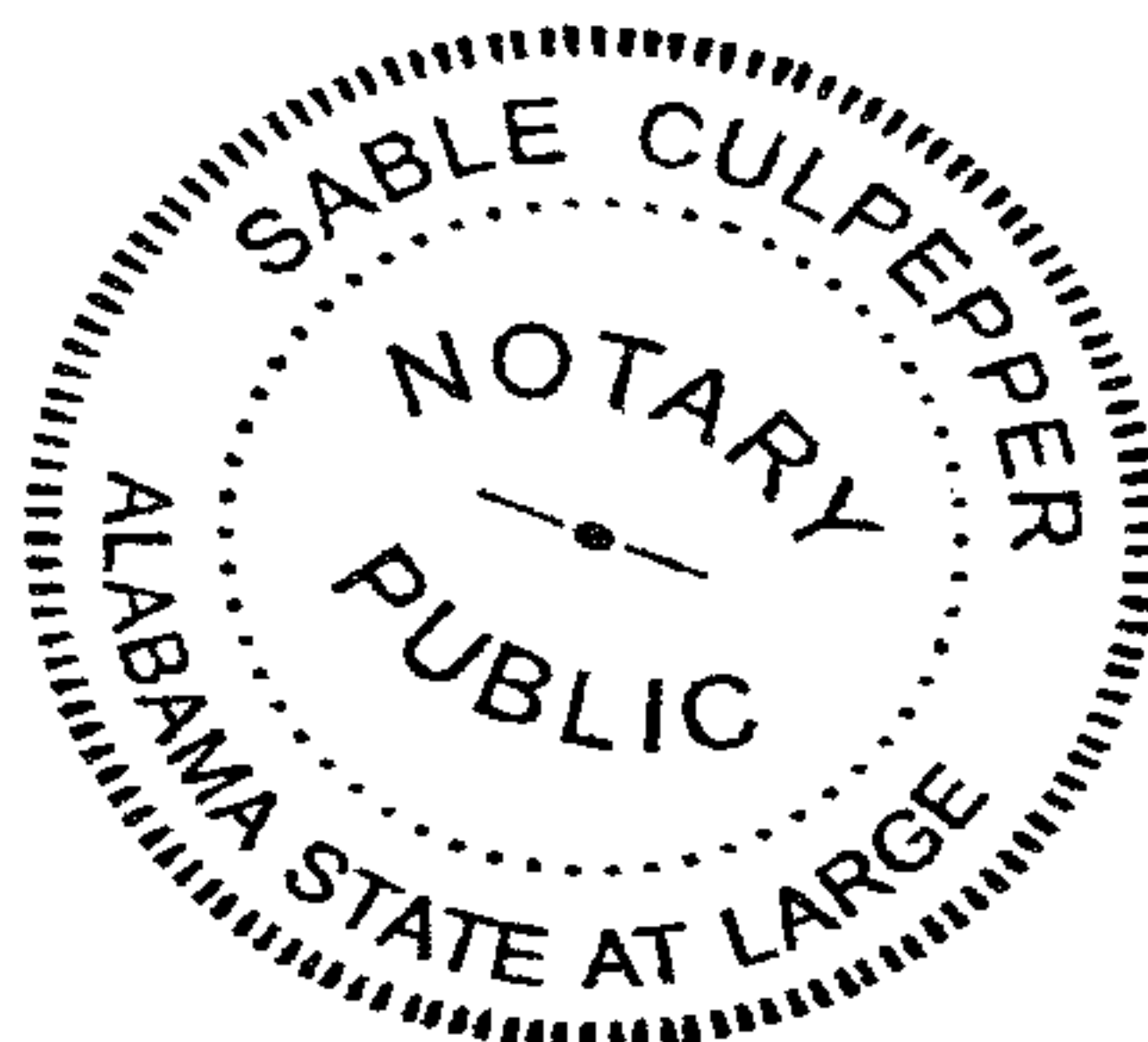
And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 29th day of March, 2019.

BROCK POINT PARTNERS, LLC

By: SB HOLDING CORP.  
Its: Managing Member

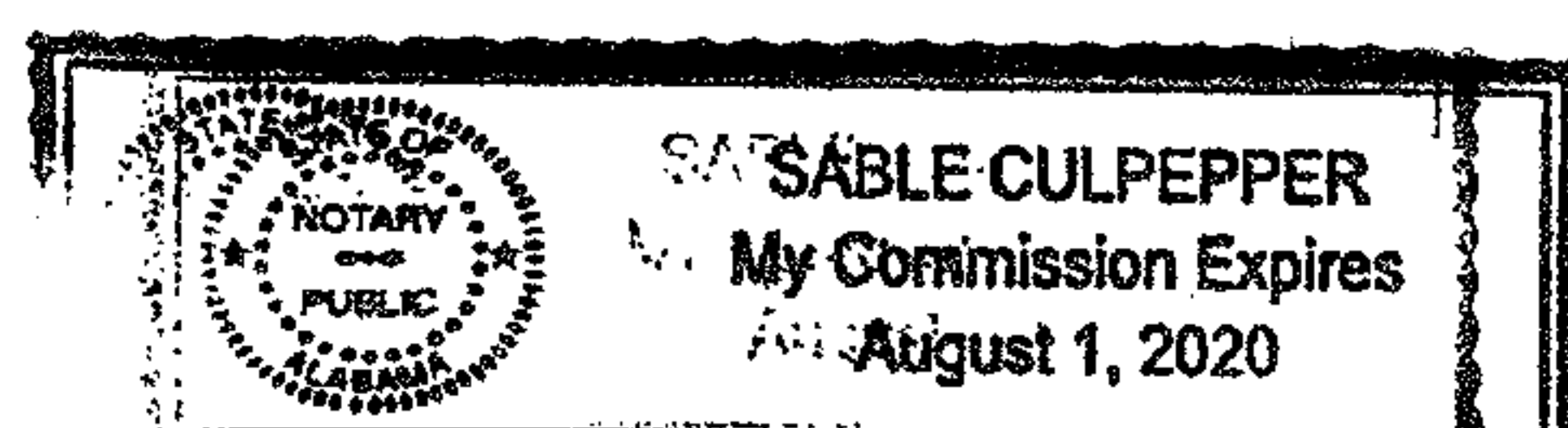
By: [Signature]  
Its: Authorized Representative



STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daryl Spears, whose name as Authorized Representative of SB Holding Corp., an Alabama corporation, Managing Member of BROCK POINT PARTNERS, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 29th day of March, 2019, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 29th day of March, 2019.  
My Commission Expires:



[Signature]  
Notary Public

**Exhibit "A"**

Lot 61, according to the Survey of Brock Point Phase 2A, as recorded in Map Book 48, Page 70, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
7. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
9. Sanitary Sewer Easement recorded in Inst. No. 20160912000330450 and Inst. No. 2016-39397, to SWWC Utilities, said probate office.
10. Brock Point Residential Declaration of Covenants, Conditions and Restrictions recorded on June 6, 2017 in Inst. No. 20170606000199520, said probate office.
11. Grant of Easement in Land for Underground Subdivision to Alabama Power Company recorded on December 2, 2016 in Inst. No. 20161202000441760, and on April 10, 2018 in Inst. No. 20180410000119460, said probate office.
12. First Amendment to Brock Point Residential Declaration of Covenants, Conditions and Restrictions recorded on July 6, 2017 in Inst. No. 20170706000238780, said probate office.
13. Easement Agreement to Southwest Water Company recorded on January 29, 2018 in Inst. No. 20180129000028840, said probate office.
14. Amended and Restates Restrictive Covenants between Dantract, Inc, Daniel Oak Mountain limited partnership, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852, as amended in Misc. Book 15, Page 840, said probate office.
15. Covenant and agreement for Water Service as recorded in Real 235, Page 574, said probate office.
16. Right-of-Way granted to Alabama Power Company, recorded in Volume 336, Page 636 and Volume 340, Page 23, said probate office.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Brock Point Partners, LLC  
 Mailing Address 3545 Market Street  
Hoover, AL 35226

Grantee's Name Colby S. Barnett and Jennifer A. Barnett  
 Mailing Address \_\_\_\_\_

Property Address 2313 Brock Circle  
Hoover, AL 35242

Date of Sale March 29, 2019  
 Total Purchase Price \$537,000.00

Or  
 Actual Value \$ \_\_\_\_\_

Or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/29/2019 02:12:57 PM  
 \$75.00 CHERRY  
 20190329000101520

*Allen S. Boyd*

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

\_\_\_\_\_ Appraisal  
 \_\_\_\_\_ 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 March 29, 2019

Print Joshua L. Hartman

\_\_\_\_\_ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one