

THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094

Send tax notice to:  
DONNA BROOKS  
113 SAINTFIELD LANE  
BIRMINGHAM, AL 35242

### SPECIAL FORM WARRANTY DEED

State Of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVEN HUNDRED THIRTY-FIVE THOUSAND and 00/100 Dollars (\$735,000.00) to the undersigned Grantor, **FRONTIER BANK**, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **DONNA BROOKS** the following described real estate real estate situated in Shelby County, Alabama, to-wit:

**LOT 66, ACCORDING TO FINAL PLAT OF STONEGATE REALTY, PHASE THREE, AS RECORDED IN MAP BOOK 33, PAGE 1228, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

\$784,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

#### SUBJECT TO:

1. Taxes for the year 2011 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Instrument No. 2001-5954, as amended and restated in Instrument NO. 2001-12016 and Instrument 2003-11166
5. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 185, page 475; Deed Book 182, Page 326; Deed Book 184, Page 172; Deed Book 180, Page 35
6. Easement and Use Restrictions Agreement recorded as Instrument No. 2001/2969
7. Right of way to The Water Works and Sewer board of the City of Birmingham, as recorded in Instrument No. 200207180000335510 and Instrument No. 2003073100094840
8. Restrictive Covenants and Grant of Land Easement in Favor of Alabama Power Company as recorded in Instrument No. 20021119000577440; Instrument No. 2002-18715; Instrument No. 2004010200000750 and Instrument 20020821000398600
9. Easements, rights and privileges in favor of Alabama Power Company as set out instruments recorded as Instrument No. 20080501000178130 and 20050805000398420
10. Articles of Incorporation of Stonegate Farms Property Owners' Association, Inc. as recorded in Instrument No 200102/8328

TO HAVE AND TO HOLD to the said GRANTEES and I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



20111103000330400 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
11/03/2011 01:39:02 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor by its Senior Vice President William R. Logan  
is authorized to execute this conveyance, hereto set its signature and seal this the 17<sup>th</sup> day of October,  
2011

FRONTIER BANK  
William R. Logan  
BY: WILLIAM R. LOGAN  
ITS: SVP

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify  
that Senior Vice President William R. Logan of FRONTIER BANK, a corporation 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, he/she, as such officer and with full authority, executed the  
same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17<sup>th</sup> day of October, 2011  
Michelle Stark  
NOTARY PUBLIC

My Commission Expires: 11-8-14

