



20121115000439170 1/3 \$490.00
Shelby Cnty Judge of Probate, AL
11/15/2012 02:50:38 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Four Hundred Seventy Two Thousand and no/100 Dollars (\$472,000.00)** being the consideration agreed to per the sales contract entered into by and between Grantor and Grantee to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, OAKWORTH CAPITAL BANK as Trustee of The EARLYNE R. BRICE IRREVOCABLE TRUST dated December 17, 1980 (GRANTOR) whose mailing address is 2100 SouthBridge Parkway, Suite 445, Birmingham, AL 35209 does grant, bargain, sell and convey unto BRIAN D. BARR (GRANTEE) whose address is 2716 Canterbury Road, Birmingham, AL 35223 the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Commence at the southernmost corner of Lot 3 Survey of Mountain View Lake Company First Sector, as recorded in the office of the Judge of Probate of Shelby County, Alabama in Map Book 3, Page 135 and run in a southwesterly direction along the westerly line of Lot 2 Mountain View Lake Company First Sector for a distance of 31.89 feet to an existing half inch crimp pin, being the Point of Beginning; thence turning in the interior angle to the right of 95° 51' and run 213.24 feet in a south easterly direction to the waters edge; thence run 332 feet more or less along the water's edge to an existing Weygand rebar; thence run in a westerly direction 132.87 feet to an existing Weygand rebar; thence turn and interior angle to the right of 159° 38' 07" and run in a southwesterly direction for a distance of 96.96 feet to a found PK nail; thence turn an interior angle to the right off 222° 06' 17" and run in a north westerly direction for a distance of 30.64 feet to an existing PK nail; thence turn an interior angle to the right of 169° 10' 02" and run in a westerly direction for a distance of 74.85 feet to an existing PK nail; thence turn an angle to the right of 173° 38' 01" and run in a westerly direction for a distance of 57.98 feet to an existing PK nail; thence turn and interior angle to the right of 111° 57' 46" and run in a south westerly direction for a distance of 29.80 feet to an existing #4 rebar; thence turn an interior angle to the right of 98° 20' 44" and run in a south easterly direction for a distance of 206.39 feet more or less to the point of beginning. The address for this property is 224 Smyer Lake Road Dunavant, AL 35091

TOGETHER WITH the rights and interests set out in that certain joint driveway agreement recorded as Instrument # 20050603000269100 in said Probate Office.

SUBJECT TO:

Ad valorem taxes due October 1, 2013.

Riparian and other rights created by the fact that the subject property fronts on Smyer Lake.

Easement to The Water Works Board of the City of Birmingham, as recorded in Book 69, Page 423 and Book 69, Page 430.

Agreement as set out in Book 298, Page 839.

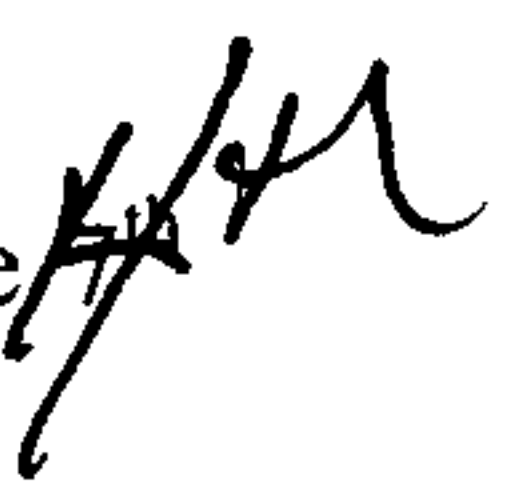
Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 182, Page 326 and Deed Book 185, Page 449; Deed Book 194, Page 330.

Agreement between Fred C. Crum, Jr., Rebecca H. Crum, and Brice Investment Company, Inc., recorded in Instrument #20050603000269100.

Amended and Restated Covenants as recorded in Instrument #20060808000382710.

Minerals and mining rights not owned by Grantor.

TO HAVE AND TO HOLD unto the said GRANTEE his heirs and assigns forever

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the  day of November, 2012

**OAKWORTH CAPITAL BANK in its capacity
As Trustee of the EARLYNE R. BRICE Irrevocable
Trust dated December 17, 1980.**

Shelby County, AL 11/15/2012
State of Alabama
Deed Tax: \$472.00


JANET BALL
Its Managing Director

STATE OF ALABAMA)
JEFFERSON COUNTY)

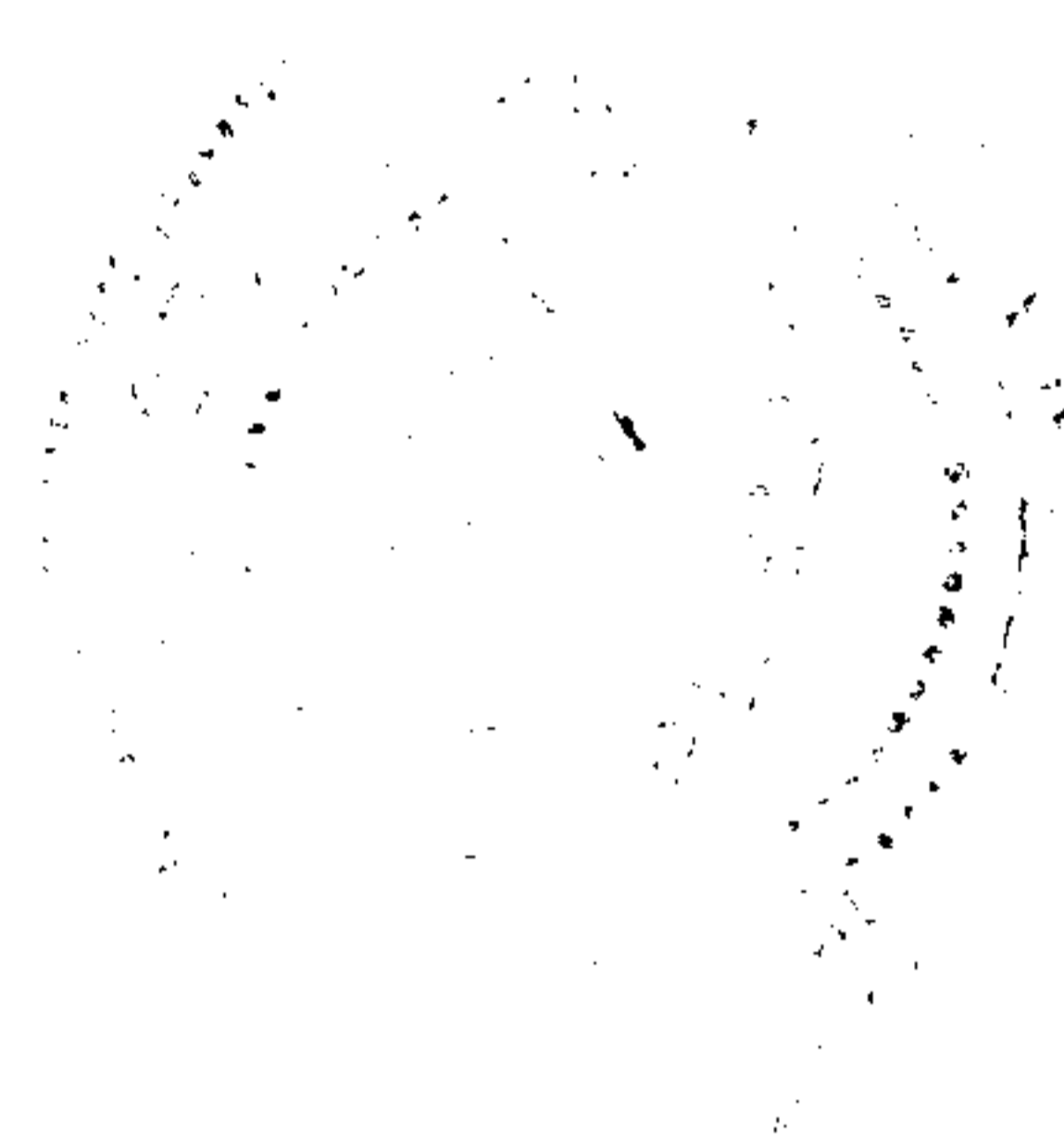
I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Janet Ball **whose name as Managing Director** of OAKWORTH CAPITAL BANK in its capacity as Trustee of The EARLYNE R. BRICE IRREVOCABLE TRUST dated December 17, 1980 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as said Trustee.


Given under my hand and official seal of office this 14 day of November, 2012.


Notary Public/Commission Expires: 11/09/14

THIS INSTRUMENT PREPARED BY:
Gene W. Gray, Jr.
2100 SouthBridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
File 212309

SEND TAX NOTICE TO:
BRIAN BARR
2716 Canterbury Road
Birmingham, AL 35223
03-6-24-0-000-014.000




20121115000439170 2/3 \$490.00
Shelby Cnty Judge of Probate, AL
11/15/2012 02:50:38 PM 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 Oakworth Capital Bank as Trustee Grantee's Name Brian D. Barr
Mailing Address 2100 SouthBridge Pkwy #445 Mailing Address 2716 Canterbury Road
Birmingham, AL 35209 Birmingham, AL 35223

Property Address 224 Smyer Lake Road Date of Sale 11/14/12
Dunavant, AL 35091 Total Purchase Price \$ 472,000.00
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)

XXX Bill of Sale Appraisal
Sales Contract 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 11/15/12

Print GENE W. GRAY, JR. Attorney at Law

Unattested

Sign

(verified by)

GENE W. GRAY, JR. (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20121115000439170 3/3 \$490.00
Shelby Cnty Judge of Probate, AL
11/15/2012 02:50:38 PM FILED/CERT