

Send tax notice to:

SUSAN BURROW
2118 BANEBERRY DR
BIRMINGHAM, AL 35244

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2012559

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) in hand paid to the undersigned, STEVE JAGER, Married Not Joined by Spouse (hereinafter referred to as "Grantors") by SUSAN BURROW (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO THE FINAL RECORD PLAT OF HEATHERWOOD, 7TH SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 84 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY IS A VACANT LOT AND DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR HIS RESPECTIVE SPOUSE.

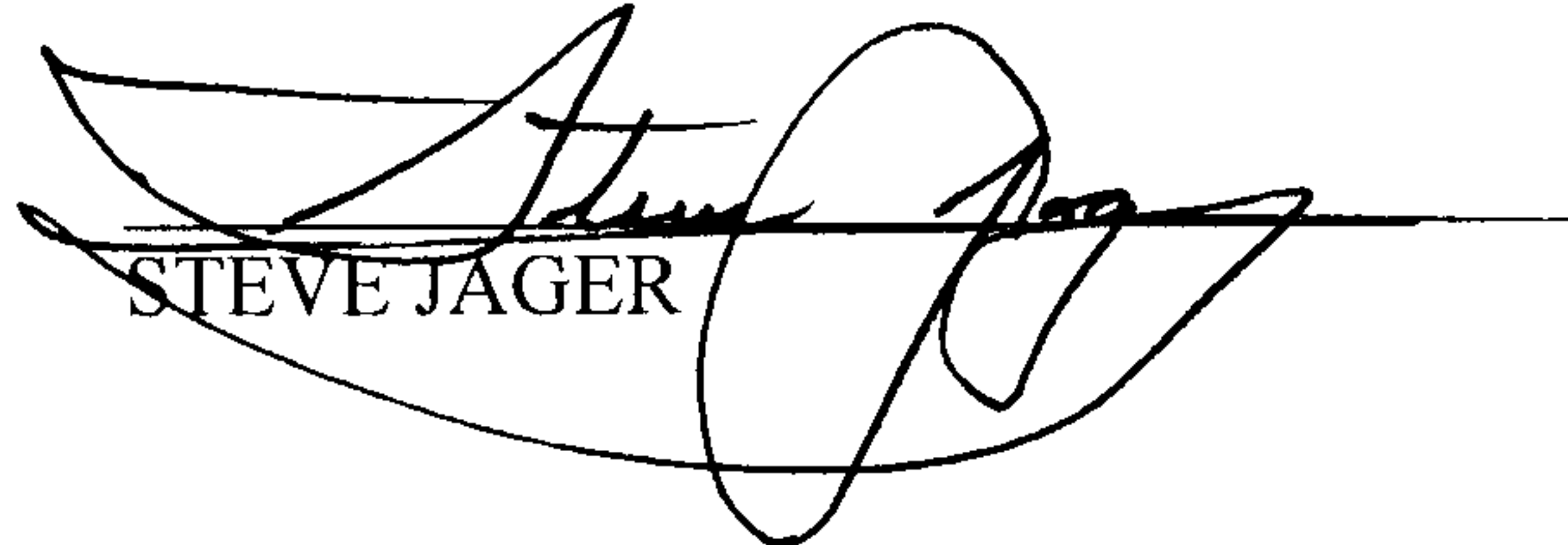
SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
4. BUILDING AND SETBACK LINES OF 50 FEET AS RECORDED IN MAP BOOK 39, PAGE 84 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. DECLARATION OF PROTECTIVE COVENANTS FOR HEATHERWOOD HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20030411000221760 AND CORRECTED IN INSTRUMENT NO. 20070111000016540.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
7. GRANT OF LAND ASEMENT AND RESTRICTIVE COVENANTS FOR UNDERGROUND FACILITIES IN SUBDIVISION AS RECORDED IN INSTRUMENT NO. 20071108000516910.
8. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED 337, PAGED 267, IN THE OFFICE OF THE PROBATE OF SHELBY COUNTY, ALABAMA.
9. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN REAL 119, PAGE 887, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of November, 2012.

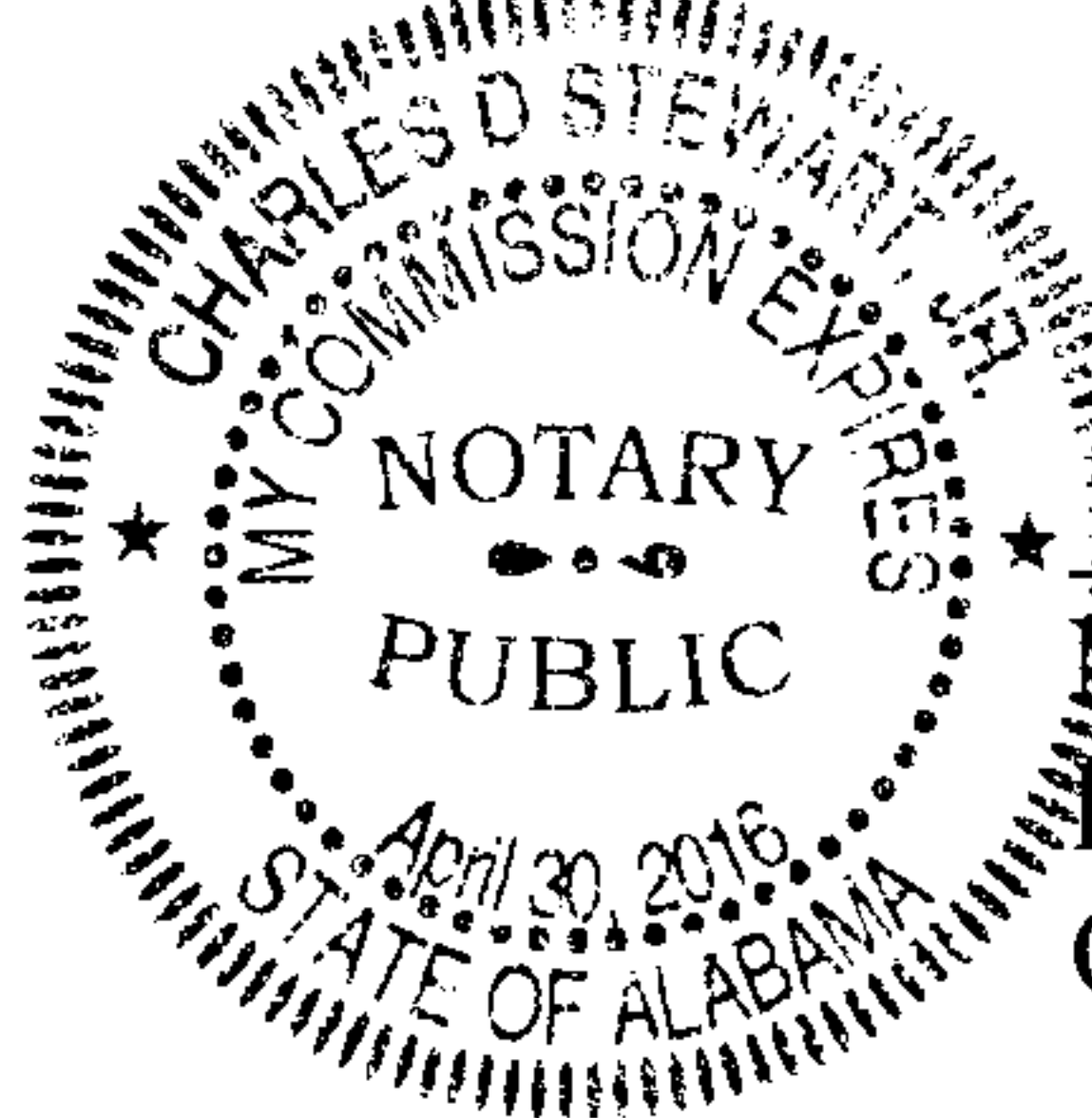

STEVE JAGER

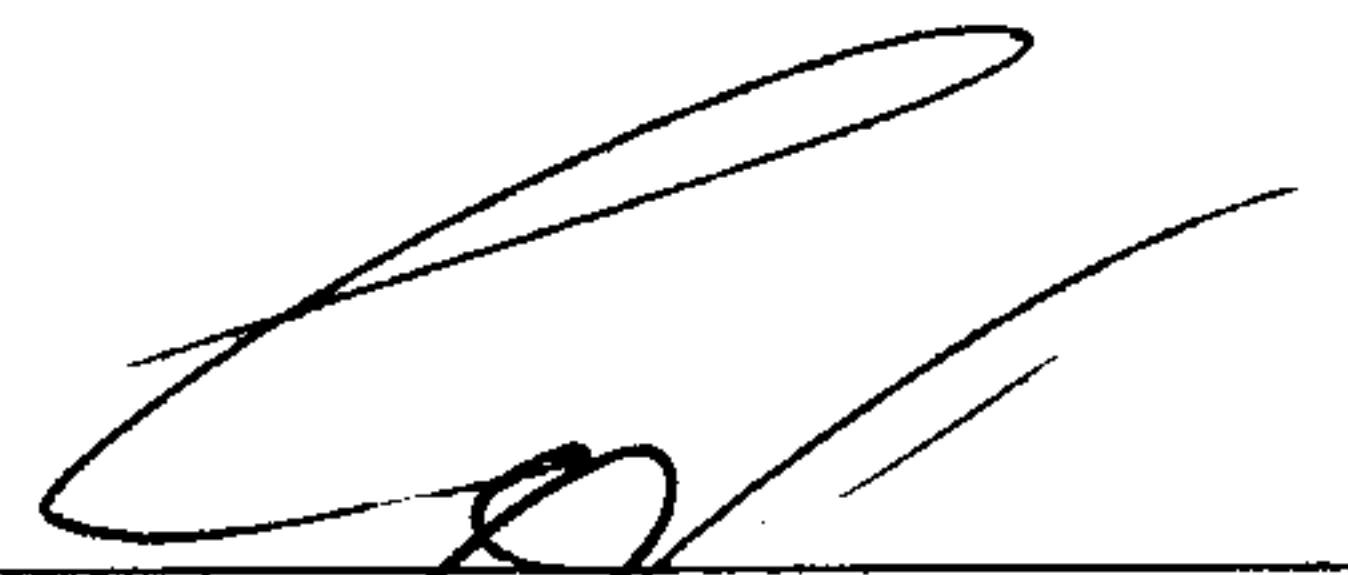

20121129000456530 2/3 \$118.00
Shelby Cnty Judge of Probate, AL
11/29/2012 01:38:04 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE JAGER, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of November, 2012.




Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4.30.16

Real Estate Sales Validation Form

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

Grantor's Name Steve Jager
Mailing Address 7069 W. Highfield Dr.
B'ham AL 35242

Grantee's Name Susan Burrow
Mailing Address 3118 Baneberry Dr
Home
B'ham AL 35242

Property Address 619 Prestwick Drive
Hoover AL 35242

Date of Sale 11-6-12
Total Purchase Price \$ 100,000

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 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 11-6-12

Print Susan Burrow

Unattested

(verified by)

Sign Susan Burrow

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 DAY OF November, 2012.

NOTARY PUBLIC