

Send tax notice to:


JOSEPH D. RAINES
1000 BRIARCLIFF TRACE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

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

2012581

WARRANTY DEED


20121129000456570 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
11/29/2012 01:38:08 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty Thousand and 00/100 Dollars (\$460,000.00) in hand paid to the undersigned, MICHAEL N. McQUEEN and PAULA S. McQUEEN, HUSBAND AND WIFE, (hereinafter referred to as "Grantors") by JOSEPH D. RAINES AND JULIE E. RAINES (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 2401, ACCORDING TO THE SURVEY OF BROOK HIGHLAND 24TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 28, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. SPECIFIC MATTERS OF THE LAND AS SHOWN ON OR DESCRIBED IN THE PLAT OF THE SUBDIVISION RECORDED AS MAP BOOK 28, PAGE 17.
3. BUILDING SETBACK LINE OF 35 FEET FROM THE FRONT ALONG BRIARCLIFF AND CIRCLE, ALONG WITH 10 FOOT EASEMENT ON THE REAR AND EASTERLY LOT LINES, AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION.
4. TRANSMISSION LINE PERMITS RECORDED IN DEED BOOK 112, PAGE 133.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN REAL 220, AT PAGES(S) 521 AND 532, AND REAL 207, PAGE 380.
6. THE OIL, GAS AND MINERALS, TOGETHER WITH MINING RIGHTS, PRIVILEGES AND IMMUNITES THERETO BELONGING, CONVEYED TO BY DEED DATED, AND RECORDED IN DEED BOOK 121, PAGE 294, DEED BOOK 32, PAGE 48, DEED BOOK 111, PAGE 625, DEED BOOK 178, PAGE 521 AND IN DEED BOOK 235, PAGE 552.
7. TRANSFER OF ROYALTY AND MINERAL INTEREST AS SET FORTH IN FEED BOOK 327, PAGE 553.
8. RECIPROCAL EASEMENT AGREEMENT AS SETFORTH IN REAL BOOK 199, PAGE 18 AND REAL BOOK 125, PAGE 249.
9. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIEN PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN REAL 194, PAGE 54, REAL BOOK 307, PAGE 950, REAL BOOK 220, PAGE 339, REAL BOOK 181, PAGE 995.
10. DEED AND BILL OF SALE TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM RECORDED IN REAL 194, PAGE 43, REAL 194, PAGE 40


Shelby County, AL 11/29/2012
State of Alabama
Deed Tax: \$46.00

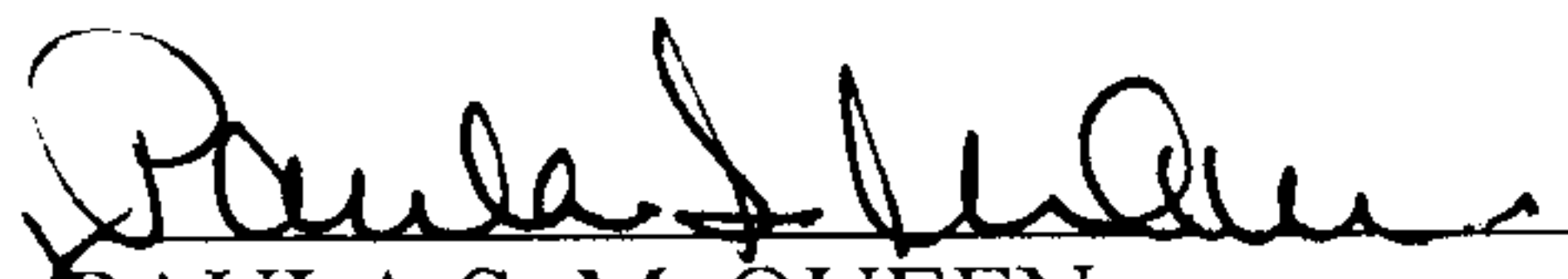
11. DRAINAGE AGREEMENT AS SET FORTH IN REAL BOOK 125, PAGE 238.
12. EASEMENT FOR SANITARY SEWER LINES AND WATERLINES RECORDED IN REAL BOOK 194, AT PAGE 1.
13. RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

\$414,000.00 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 Grantees, 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 15th day of November, 2012.

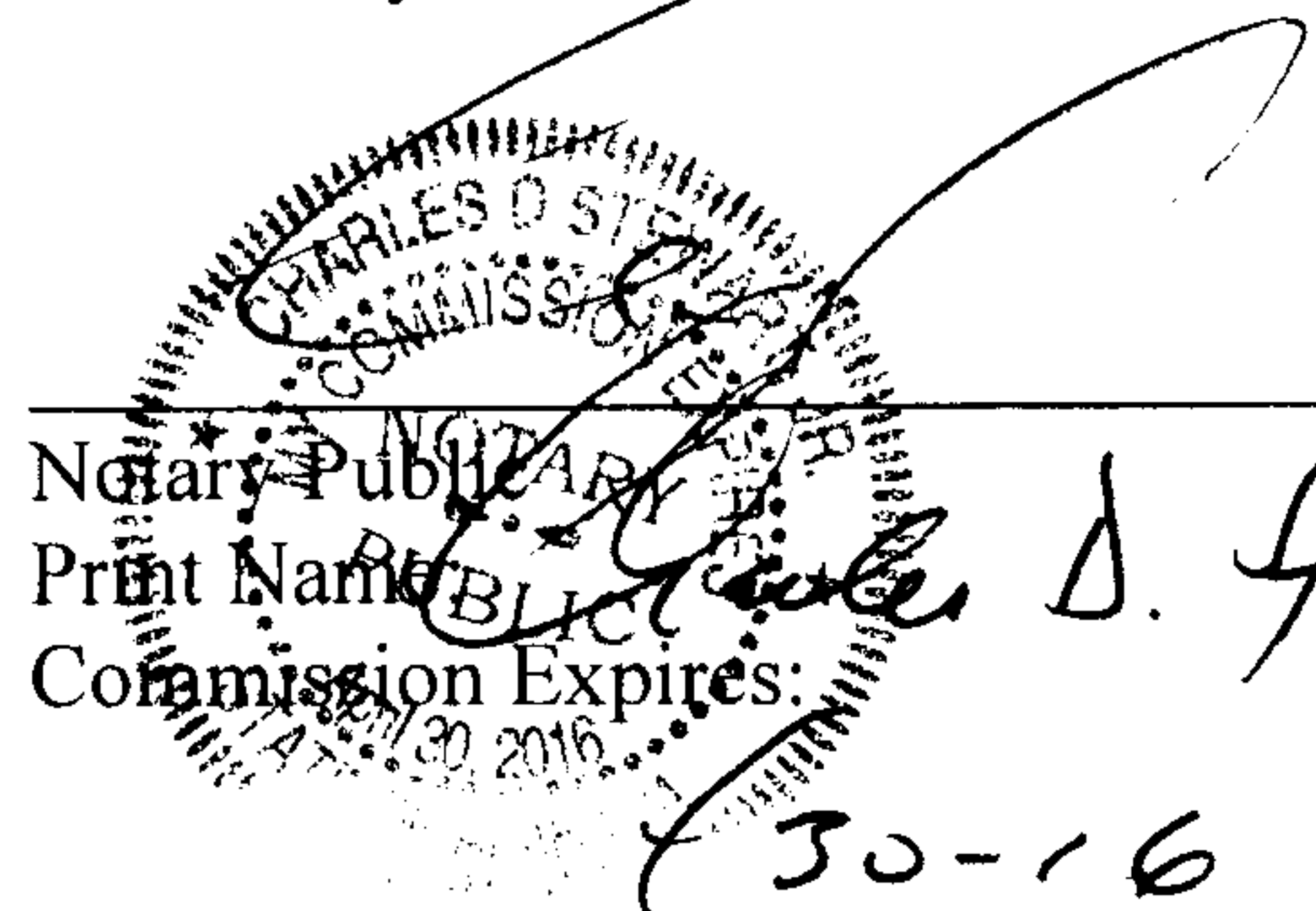

MICHAEL N. McQUEEN



PAULA S. McQUEEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL N. McQUEEN and PAULA S. McQUEEN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2012.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 11/29/2016
30-16


20121129000456570 2/3 \$64.00
Shelby Cnty Judge of Probate, AL
11/29/2012 01:38:08 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 Michael N McQueen
Mailing Address Paula S McQueen
4216 Heritage Oaks Circle
B'ham, AL 35242

Grantee's Name Joseph D Rains
Mailing Address 1000 Briarchiff Trace
Birmingham AL 35242

Property Address 1000 Briarchiff Trace
B'ham AL 35242

Date of Sale 11-15-12

Total Purchase Price \$ 414,000

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 11-15-12

Print Joseph D. Rains

☐ Unattested

Sign

(verified by)

Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF November, 2012.



20121129000456570 3/3 \$64.00
Shelby Cnty Judge of Probate, AL
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NOTARY PUBLIC