

Send tax notice to:


KYLE WILKINS
4116 KESTEVEN DRIVE
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

2013029

WARRANTY DEED


20130207000054570 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
02/07/2013 08:53:03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Nine Thousand and 00/100 Dollars (\$399,000.00) in hand paid to the undersigned, JEFFREY K. MAYNARD and MARLEEN M. MAYNARD, Husband and Wife (hereinafter referred to as "Grantors") by KYLE WILKINS and ARIEL WILKINS (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 212, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 6TH SECTOR, 4TH PHASE, AS RECORDED IN MAP BOOK 15, PAGE 106, 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. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
7. DECLARATION OF PROTECTIVE COVENANTS FOR THE "WATERSHED PROPERTY", WHICH PROVIDES, AMONG OTHER THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE WATERSHED MAINTENANCE AREAS ETC.
8. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENT, EASEMENTS, CHARGES AND LIENS FOR BROOK HIGHLAND, AS SET OUT IN INSTRUMENT RECORDED IN REAL 194, PG 254 IN PROBATE OFFICE, ALONG WITH ARTICLES OF INC. AS RECORDED IN REAL 194, PG 281 AND BYLAWS RECORDED IN REAL 194, PAGE 287-A IN PROBATE OFFICE. ALONG WITH SUPPLEMENTAL COVENANTS AS RECORDED IN REAL 228, PG 882; REAL 228, PG 886; REAL 353, PAGE 969; REAL 255, PG 131; REAL PAGE 263, PG 604; MAP BOOK 12, PG 62 A & B, MAP BOOK 12, PG 63; MAP BOOK 12, PG 64 A & B; MAP BOOK 13, PG 12 A & B; MAP BOOK 13, PG 36 A & B, MAP BOOK 15, PG 50 A & B; AND MAP BOOK 13, PG 99 A & B IN SAID PROBATE OFFICE.


9. A NON-EXCLUSIVE EASEMENT AND AGREEMENT BETWEEN EDDLEMAN AND ASSOCIATES AND THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM DATED 7/11/88 AND RECORDED IN REAL 194, PG 20 AND REAL 184, PG 43 IN PROBATE OFFICE.
10. EASEMENT AND AGREEMENTS BETWEEN AMSOUTH BANK, N.A. FOR NCNB NATIONAL BANK OF NORTH CAROLINA, AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM AS SET OUT IN INSTRUMENT RECORDED IN REAL 194, PAGE 1 AND REAL 194, PAGE 40 IN PROBATE OFFICE.
11. DRAINAGE AGREEMENT BETWEEN AMSOUTH BANK FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS STRUSTEE OF THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES AS SET IN REAL 125, PG 238 DATED 4/14/87.
12. RECIPROCAL EASEMENT AGREEMENT BETWEEN AMSOUTH BANK, TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIRMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES, AS SET OUT IN INST. DATED 4/14/87 AND RECORDED IN REAL 125, PG 249 AND REAL 199, PG 18.
13. RESTRICTIVE COVENANTS WITH REGARD TO UNDERGROUND TRANSMISSION INSTALLATION BY ALABAMA POWER CO.
14. SUBDIVISION RESTRICTIONS SHOWN ON RECORDED PLAT IN MB 12, PG 62 A & B, ETC.
15. EASEMENT TO BIRMINGHAM WATER WORKS AND SEWER BOARD AS SHOWN BY INSTRUMENT RECORDED IN REAL 252, PG 210 IN PROBATE OFFICE.
16. AGREEMENT WITH ALABAMA POWER CO AS TO UNDERGROUND CABLES RECORDED IN REAL 298, PG 936.
17. COVENANTS WITH ALABAMA POWER CO AS TO UNDERGROUND CABLES RECORDED IN REAL 364, PG 399.


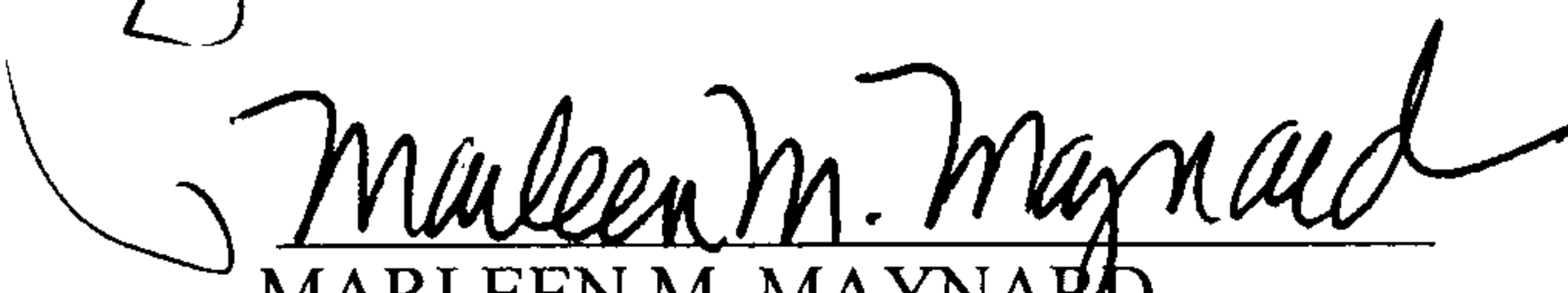
THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

\$379,050.00 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 25th day of January, 2013.



20130207000054570 2/4 \$41.00
Shelby Cnty Judge of Probate, AL
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JEFFREY K. MAYNARD

MARLEEN M. MAYNARD

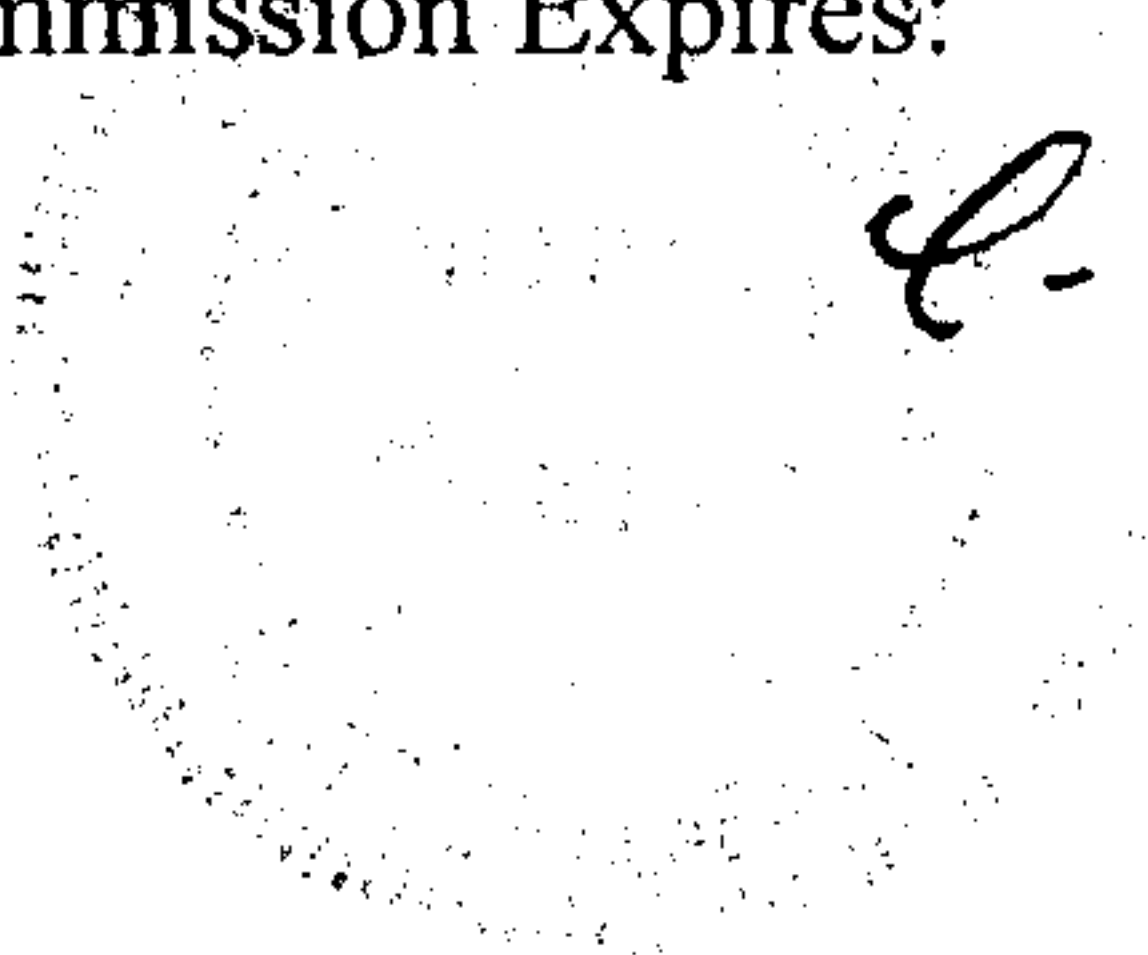
STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY K. MAYNARD and MARLEEN M. MAYNARD, 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 25th day of January, 2013.



Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *8-30-16*




20130207000054570 3/4 \$41.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Jeffrey Maynard
Mailing Address 481 Steep Place
Harleville, LA 70471

Grantee's Name Kyle Wilkins
Mailing Address 4116 Kesteven Dr.
Birmingham
AL 35242

Property Address 4116 Kesteven Dr.
Birmingham
AL
35242

Date of Sale 1-25-13
Total Purchase Price \$ 399,000

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 1-25-13

Print Kyle Wilkins

☐ 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 25 DAY OF January

20 13



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NOTARY PUBLIC