

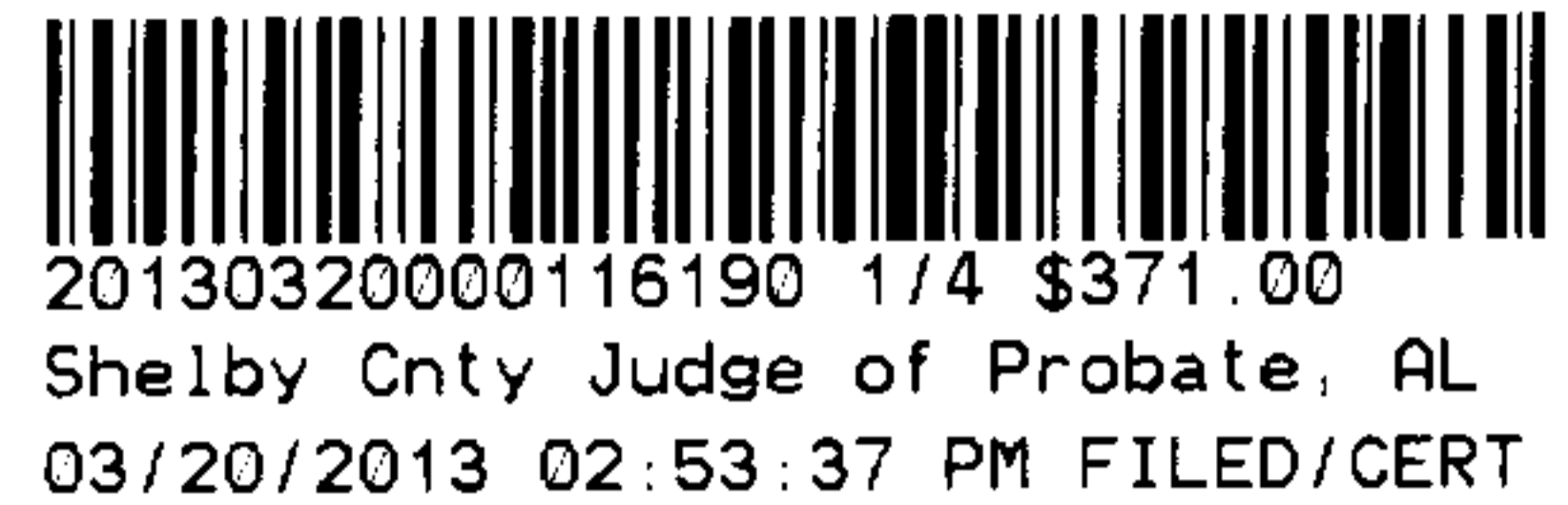
Send tax notice to:

ANDRE SMITH, JR.  
116 SAINTFIELD LANE  
BIRMINGHAM, AL, 35242

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

2013084



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Two Hundred Fifty Thousand and 00/100 Dollars (\$1,250,000.00) in hand paid to the undersigned, SABRINA G. COLLUM, An Unmarried Woman (hereinafter referred to as "Grantors") by ANDRE SMITH, JR. and TALITTLA EUBANKS SMITH (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 69-A, ACCORDING TO THE SURVEY OF A RESUBDIVISION OF LOT 69 OF STONEGATE REALTY PHASE THREE, AS RECORDED IN MAP BOOK 36, PAGE 13, IN THE OFFICE OF THE JUDGE PROBATE OF SHELBY COUNTY, ALABAMA.

**CHARLES L. COLLUM, THE OTHER GRANTEE IN DEED RECORDED IN INSTRUMENT #20100419000119230, DIED ON OR ABOUT FEBRUARY 18, 2011.**

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 ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. RESTRICTIONS, NOTES, PUBLIC UTILITY ASEMENTS, A 30-FOOT STORM DRAINAGE AND TRAIL EASEMENT LOCATED ALONG FRON LOT LINE (ALONG SAINTFIELD LANE) AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF A RESUBDIVISION OF LOT 69 OF STONEGATE REALTY PHASE THREE, RECORDED IN MAP BOOK 36, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO.
7. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INST. #2001-5954; AS AMENDED AND RESTATED IN INST. #2001-12016; AND IN INST. NO. 2003-11166, IN PROBATE OFFICE.

Shelby County, AL 03/20/2013  
State of Alabama  
Deed Tax: \$350.00

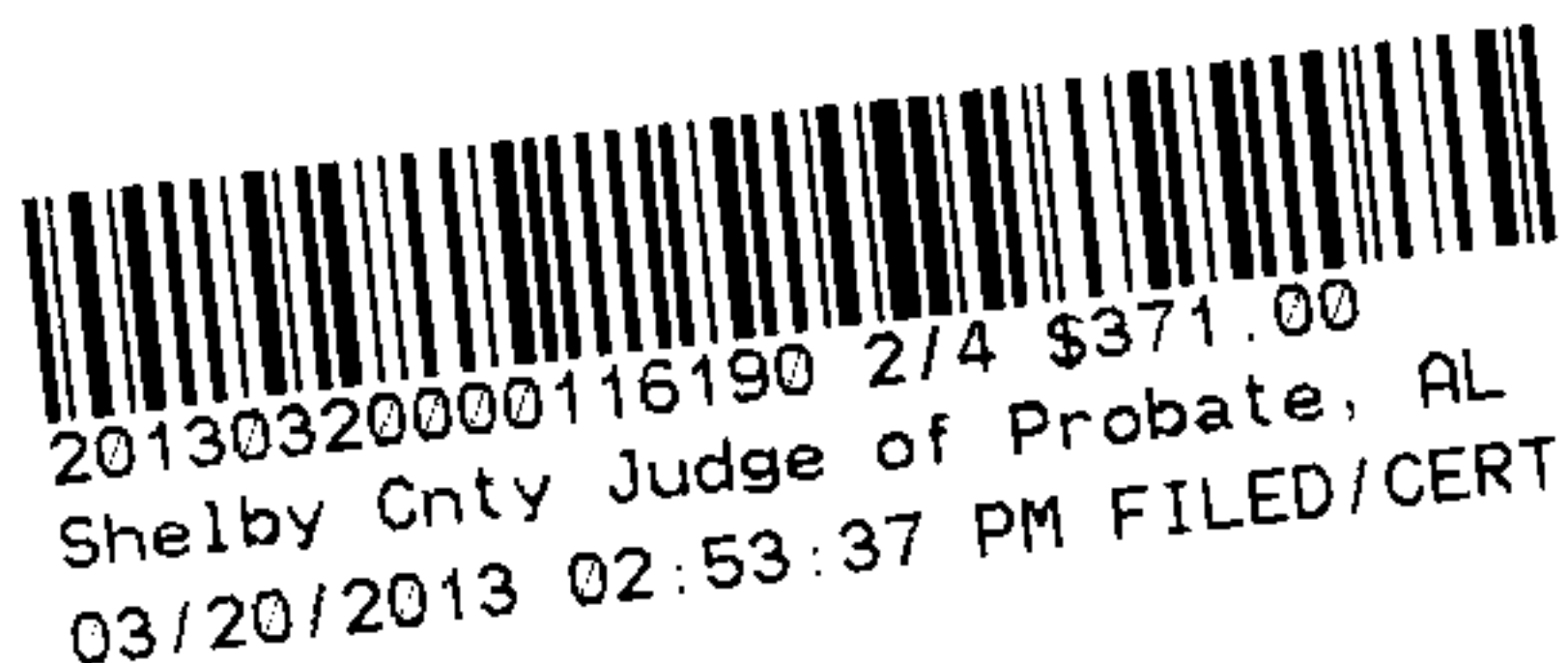
8. ARTICLES OF INCORP. OF STONEGATE FARMS PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN INST. #2001-5955, IN PROBATE OFFICE.
9. EASEMENTS TO ALABAMA POWER COMPANY AS SHOWN BY INST. RECORDED IN DEED BOOK 185, PG 475; IN DEED BOOK 182, PG 326; IN DEED BOOK 184, PG 172; IN DEED BOOK 180, PAGE 35; AND IN INST. #2002-8798, IN PROBATE OFFICE.  
EASEMENT AND USE RESTRICTIONS AGREEMENT RECORDED AS INST. #2001-02969 IN PROBATE OFFICE.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 29, PAGE 4A & 4B, IN MAP BOOK 31, PAGES 28 A & B, IN MAP BOOK 33, PAGE 122, IN MAP BOOK 27, PAGE 133 AND IN MAP BOOK 36, PAGE 13, IN THE PROBATE OFFICE.
11. RIGHT OF WAY GRANTED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM BY INSTRUMENT RECORDED IN REAL 69 PAGE 430; IN INST. #20020718000335510; AND IN INST. #20030731000494840; IN THE PROBATE OFFICE.
12. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER CO. AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 20021119000577440; IN INSTRUMENT #20020821000398600, IN INST. #2004010200000750; AND IN INST. NO. 2002-18715, IN PROBATE OFFICE.
13. POND DECLARATION DATED 11/29/2005 GIVEN BY STONEGATE FARMS, LLC AS SET OUT IN INSTRUMENT RECORDED AS INSTRUMENT #20051207000634400, IN THE PROBATE OFFICE.
14. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT #20051207000634410, IN THE PROBATE OFFICE.
15. EASEMENT TO ALABAMA POWER COMPANY RECORDED AS INST. NO. 20080225000074780 IN THE PROBATE OFFICE.

\$900,000.00 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 6th day of March, 2013.

  
SABRINA G. COLLUM

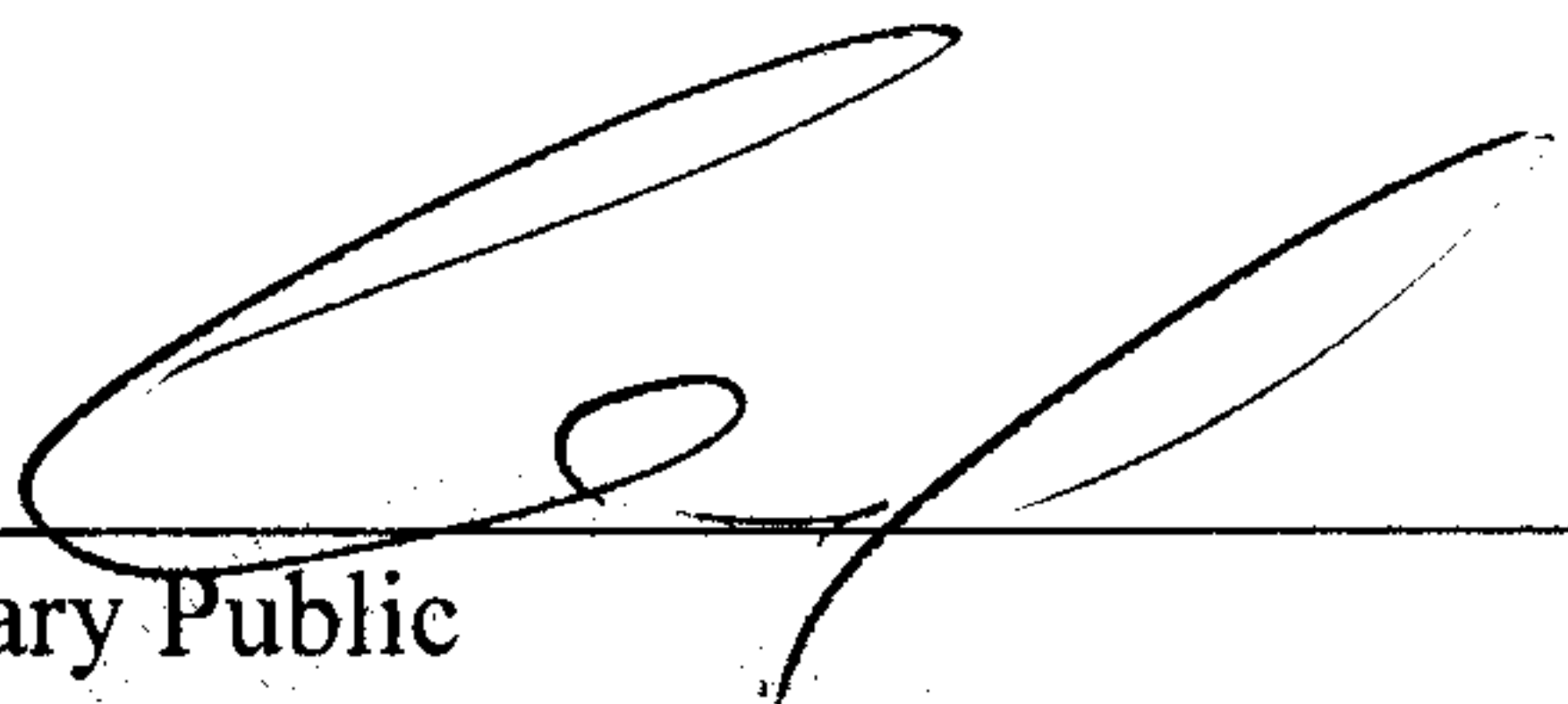



STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal this the 6th day of March, 2013.

  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires: C 30-11

  
20130320000116190 3/4 \$371.00  
Shelby Cnty Judge of Probate, AL  
03/20/2013 02:53:37 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 Sabrina G. Collum  
Mailing Address 216 Cahaba Oaks Trail  
Indian Springs  
35124

Grantee's Name Andre Smith Jr.  
Mailing Address 116 Saintfield Ln.  
Birmingham  
35242

Property Address 116 Saintfield Ln.  
Birmingham  
AL  
35242

Date of Sale 3-6-13

Total Purchase Price \$ 1,250,000.

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 3-6-13

Print Andre Smith Jr.

Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 DAY OF March, 2013.

COUNTY OF SHELBY



20130320000116190 4/4 \$371.00  
Shelby Cnty Judge of Probate, AL  
03/20/2013 02:53:37 PM FILED/CERT

NOTARY PUBLIC