

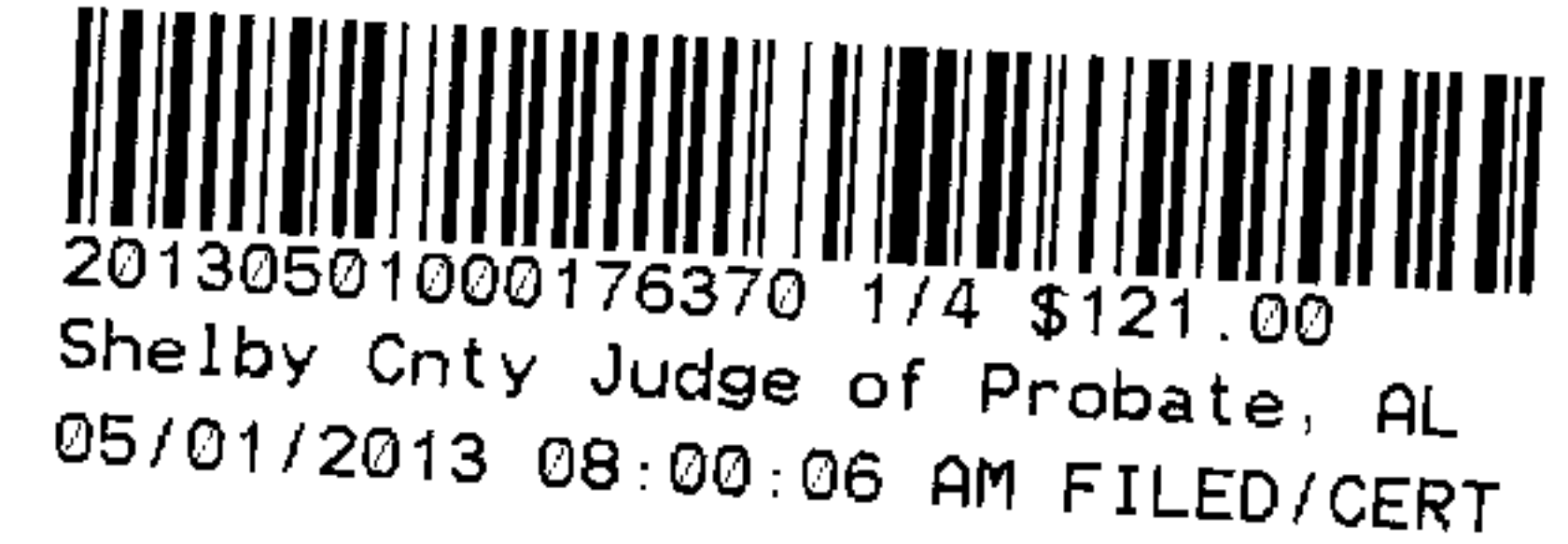
Send tax notice to:

OLAV BERGSET  
3009 BROOK HIGHLAND DRIVE  
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

2013192



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Eight Thousand and 00/100 Dollars (\$368,000.00) in hand paid to the undersigned, W. SCOTT PHILLIPS and GAY E. PHILLIPS, Husband and Wife (hereinafter referred to as "Grantors") by OLAV BERGSET and CHANTALE V. BERGSET (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 137, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, SIXTH SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 71, 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. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COIULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
5. EASEMENTS, LIENS OR EMCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
6. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS.
7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOIULD BE DISCLOSED BY AN ACCURAE AND COMPLETE LAND SURVEY.
8. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND, LIMESTONE, AND GRAVEL IN, ON, AND UNDER SUBJECT PROPERTY.
9. AMENDED RESTRICTIONS IN INSRUMENT #1997-34700; INST. #1998-19414; INSTRUMENT 2001-1342 AND INSTRUMENT #2001-4260.
10. BUILDING SET BACK LINES AND EASEMENTS AS SHOWN BY RECORD PLAT.



11. RESTRICTIONS AS SHOWN BY RECORD PLAT.
12. EASEMENT TO ALABAMA POWER IN REAL 333, PAGE 118.
13. SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS IN REAL 311, PAGE 78.
14. DECLARATION OF PROTECTIVE COVENANTS FOR THE "WATERSHED PROPERTY" WHICH PROVIDED AMONT OYHER THINGS FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE WATERSHED MAINTENANCE AREAS, ETC OF THE DEVELOPMENT, ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS BEING IN REAL 194, PAGE A54.
15. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EAWSEMENTS CHARGES AND LINES FOR BROOK HIGHLAND IN REAL 194, PG 254 AND IN REAL 194, PG 281 AND BY-LAWS IN REAL 194, PG 281 AND BY BY-LAWS OF BROOK HIGHLAND HOMEOWNERS ASSOC. IN REAL 194, PG 287.
16. A NON-EXCLUSIVE EASEMENT AND AGREEMENT IN REAL 194, PG 20 AND REAL 194, PG 43.
17. EASEMENT AND AGREEMENTS BETWEEN AMSOUTH BANK, N.A.
18. DRAINAGE EASEMENT IN REAL 125, PG 238.
19. MINERAL AND MINING RIGHTS IN DEED BOOK 32, PG 48 AND DEED BOOK 121, PG 294.
20. RESTRICTIVE COVENANS REGRDING UNDERGROUND TRANSMISSION INSTALLATION BY ALABAMA POWER CO., IN REAL 181, PG 995.
21. ANY LIEN FOR SERVICES, LABOR OR MATERIAL IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON OR AFTER DATE OF POLICY.

\$268,000.00 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 29th day of April, 2013.

  
W. SCOTT PHILLIPS

  
GAY E. PHILLIPS

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20130501000176370 2/4 \$121.00  
Shelby Cnty Judge of Probate, AL  
05/01/2013 08:00:06 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. SCOTT PHILLIPS and GAY E. PHILLIPS, 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.

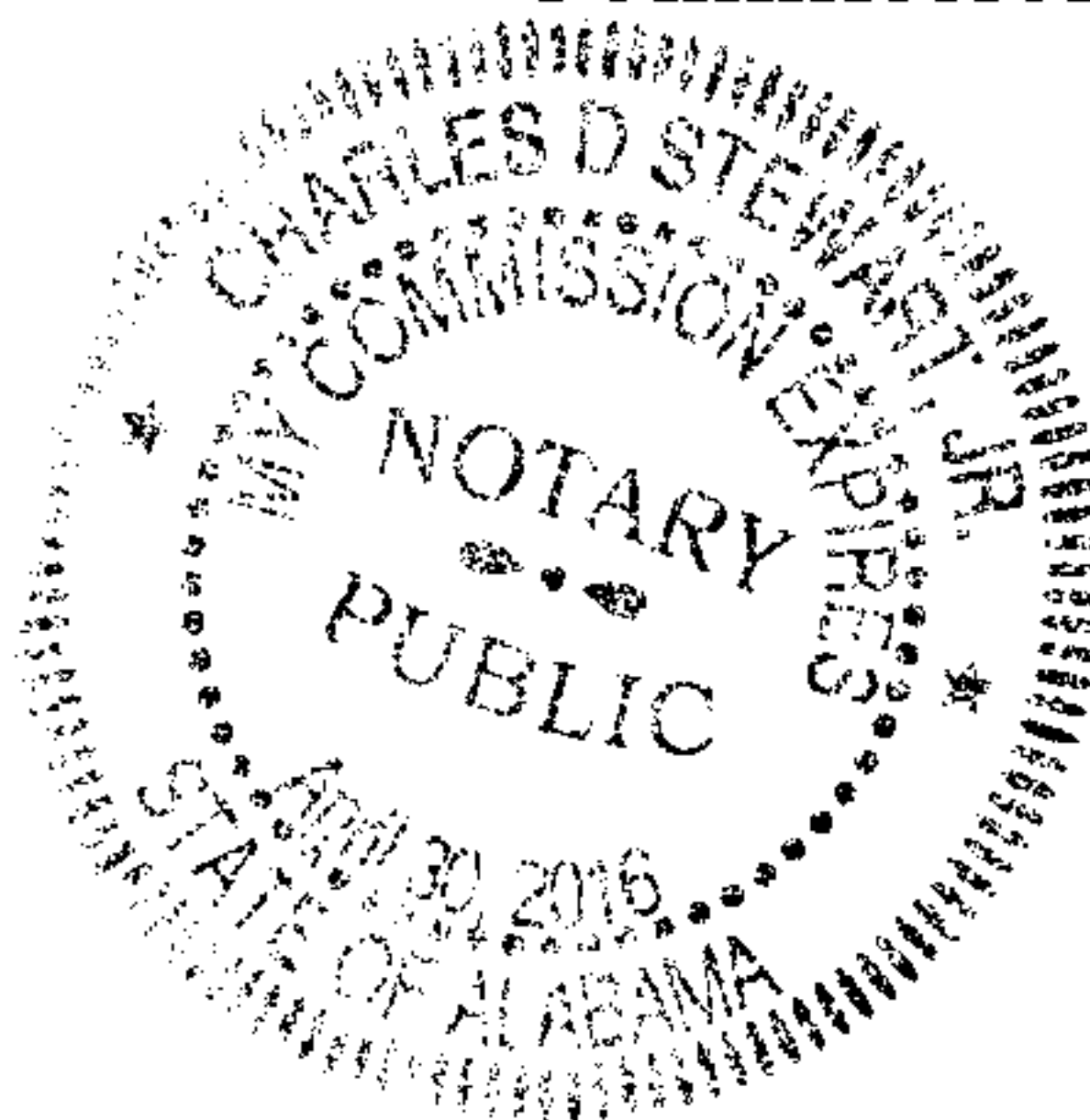
Given under my hand and official seal this the 29th day of April, 2013..

Notary Public

Print Name:

Commission Expires:

*Charles D. Stewart Jr.*  
7-25-16



20130501000176370 3/4 \$121.00  
Shelby Cnty Judge of Probate, AL  
05/01/2013 08:00:06 AM 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 W. Scott Phillips  
Mailing Address Gay E. Phillips  
5307 Heatherbrooke  
B'ham AL 35242

Grantee's Name Olev Bergset  
Mailing Address 3009 Brook Highland Dr  
B'ham AL 35242

Property Address 3009 Brook Highland Dr  
B'ham AL 35242

Date of Sale 4-29-13  
Total Purchase Price \$ 368,000

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 4-29-13

Print

Olev Bergset

Unattested

Sign

Olev Bergset

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

2013.

NOTARY

COUNTY OF SHELBY

Form RT-1

DAY OF

April

NOTARY PUBLIC



20130501000176370 4/4 \$121.00  
Shelby Cnty Judge of Probate, AL  
05/01/2013 08:00:06 AM FILED/CERT