

Send tax notice to:  
TAMMIE A. REINHARDT  
140 SHARPE STREET  
STERRETT, AL, 351471

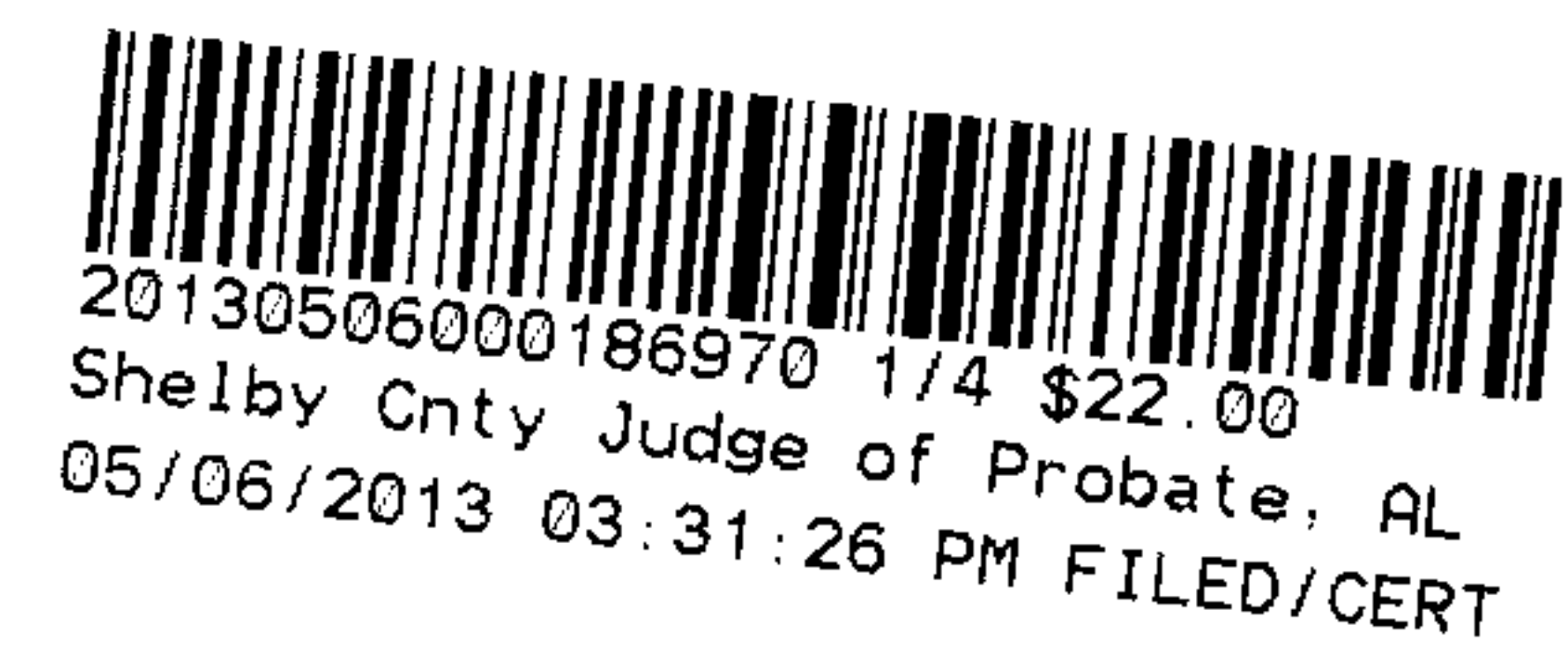
This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2013164

Shelby COUNTY

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00) in hand paid to the undersigned, FLAGSTONE CONSTRUCTION, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by TAMMIE A. REINHARDT (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 117 OF THE VILLAGES AT WESTOVER, SECTOR 1, ACCORDING TO MAP BOOK 39, PAGES 9A & 9B, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE 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. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS SHOWN ON RECORDED MAP.
3. NOTES AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY, EASEMENT, PARTIAL RELEASE AND COVENANTS AND RESTRICTIONS AS SET FORTH IN RIGHT OF WAY DEED BY AND BETWEEN KIMBERLY-CLARK CORPORATION AND COLONIAL PIPE LINE COMPANY RECORDED IN DEED BOOK 283, PAGE 716.
5. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY BY DEED DATED 10/23/1963 FROM E.P. GARDNER AND RUBY GARDNER TO ALABAMA COMPANY RECORDED IN BOOK 228, PAGE 793.
6. RIGHT OF WAY EASEMENT DATED JUNE 6, 1962 BY AND BETWEEN LEONARD L. WHITE AND DELENE J. WHITE AND COLONIAL PIPELINE COMPANY RECORDED IN VOLUME 220, PAGE 999.
7. RIGHT OF WAY EASEMENT DATED AUGUST 8, 1962 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 221, PAGE 846.
8. RIGHT OF WAY EASEMENT DATED JUNE 4, 1971 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED VOLUME 268, PAGE 214.
9. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-12-1951 BY AND BETWEEN MRS. ADA KELLY AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 514.
10. TRANSMISSION LINE PERMIT DATED 6-25-1937 BY AND BETWEEN MRS. LILLIE SPEARMAN AND GORDON SPEARMAN AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 188.
11. RIGHT OF WAY EASEMENT DATED JUNE 23, 1971 BY AND BETWEEN MARY S. SLAUGHTER AND M.E. SLAUGHTER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 268, PAGE 809.




12. RIGHT OF WAY EASEMENT DATED MAY 18, 1962 BY AND BETWEEN DAN H. DURHAM AND MARY LOU JACKSON AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 220, PAGE 820.
13. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-27-1951 BY AND BETWEEN D.H. DURHAM, MARY L. JACKSON AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 511.
14. TRANSMISSION LINE PERMIT DATED 5-3-1951 BY AND BETWEEN ADA KELLEY AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 45.
15. TRANSMISSION LINE PERMIT DATED 5-10-1951 BY AND BETWEEN DAN H. DURHAM, MARY LOU JACKSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 46.
16. RIGHT OF WAY AND EASEMENT DATED 8-6-1941 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND PLATATION PIPE LINE COMPANY RECORDED IN DEED BOOK 112, PAGE 254.
17. TRANSMISSION LINE PERMIT DATED 6-8-1944 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 118, PAGE 497.
18. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #20070517000229750.
19. EASEMENT TO BELL SOUTH RECORDED IN INSTRUMENT # 20061023000521080.
20. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #20080109000013350.

\$142,755.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

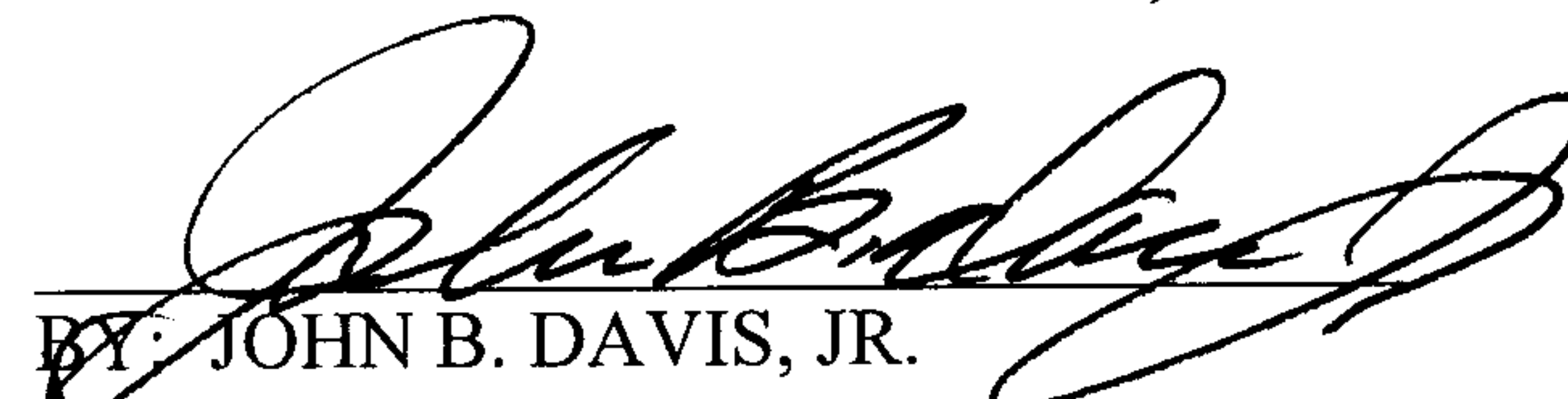
TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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.

  
20130506000186970 2/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/06/2013 03:31:26 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, FLAGSTONE CONSTRUCTION, LLC, by JOHN B. DAVIS, JR., its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15th day of April, 2013.

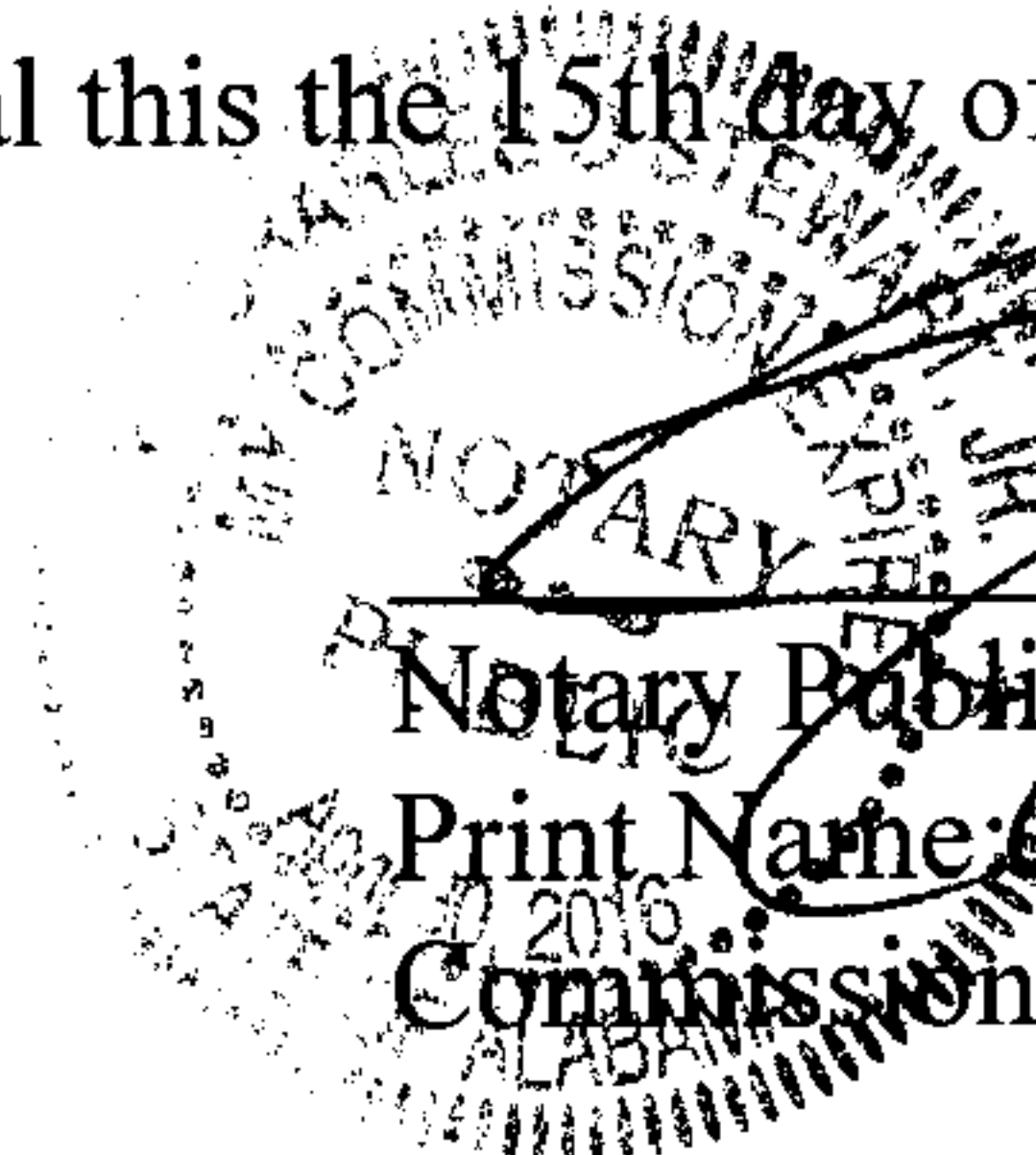
FLAGSTONE CONSTRUCTION, LLC

  
BY: JOHN B. DAVIS, JR.  
ITS: MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN B. DAVIS, JR., whose name as MEMBER of FLAGSTONE CONSTRUCTION, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 15th day of April, 2013.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 6-30-16



20130506000186970 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/06/2013 03:31:26 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 Flagstone Construction LLC  
Mailing Address 119 Deerwood Lake Dr  
Harpersville AL  
35078

Grantee's Name Tammie A. Reinhardt  
Mailing Address 175 Brookside LN  
Vandiver AL 35176

Property Address 140 Sharp Street  
Sterrett AL 35147

Date of Sale 4-15-13

Total Purchase Price \$ 139,900

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 4-15-13

Print Tammie A. Reinhardt

Signature Tammie A. Reinhardt

(Grantor/Grantee/Owner/Agent) circle one

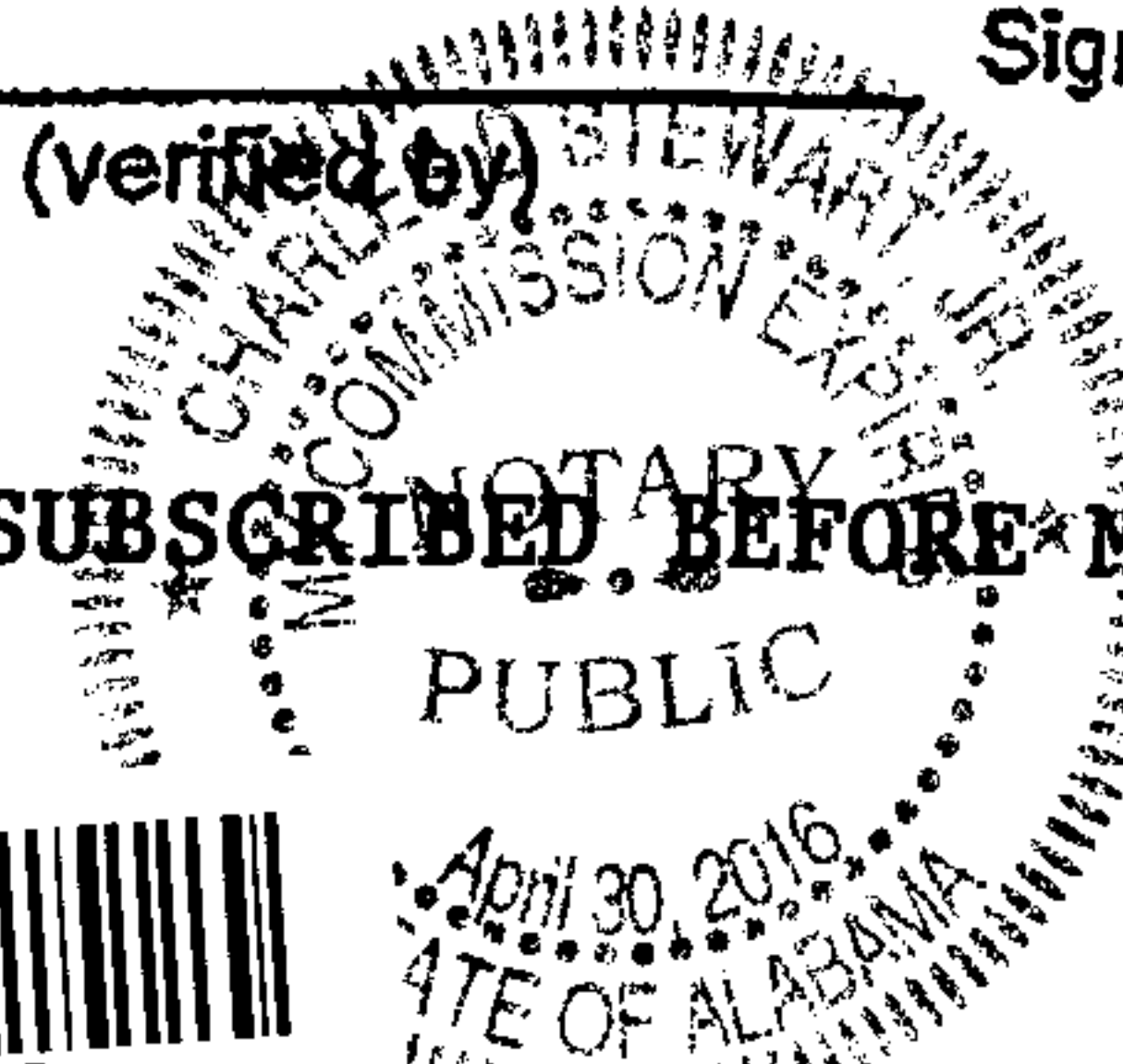
Unattested

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14 DAY OF April, 2013.



20130506000186970 4/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/06/2013 03:31:26 PM FILED/CERT



NOTARY PUBLIC

Form RT-1

COUNTY OF SHELBY