


Send tax notice to:
Richard Halbrooks
Deborah Halbrooks
1153 ShadesCrest Rd.
Birmingham, AL 35226
File No. 13-008

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA

Shelby County, AL 05/07/2013
State of Alabama
Deed Tax: \$525.00

SHELBY COUNTY


20130507000189010 1/3 \$543.00
Shelby Cnty Judge of Probate, AL
05/07/2013 12:45:23 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty-Five Thousand and No/100 Dollars (\$525,000.00), in hand paid to the undersigned, James D. Brown and wife, Nancy S. Brown, (hereinafter referred to as the "Grantors") by Richard Halbrooks and wife, Deborah Halbrooks, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 220, according to the Survey of Highland Lakes, 2nd Sector, as recorded in Map Book 20, Page 150 in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential subdivision recorded as Instrument 1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument 1996-10928 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

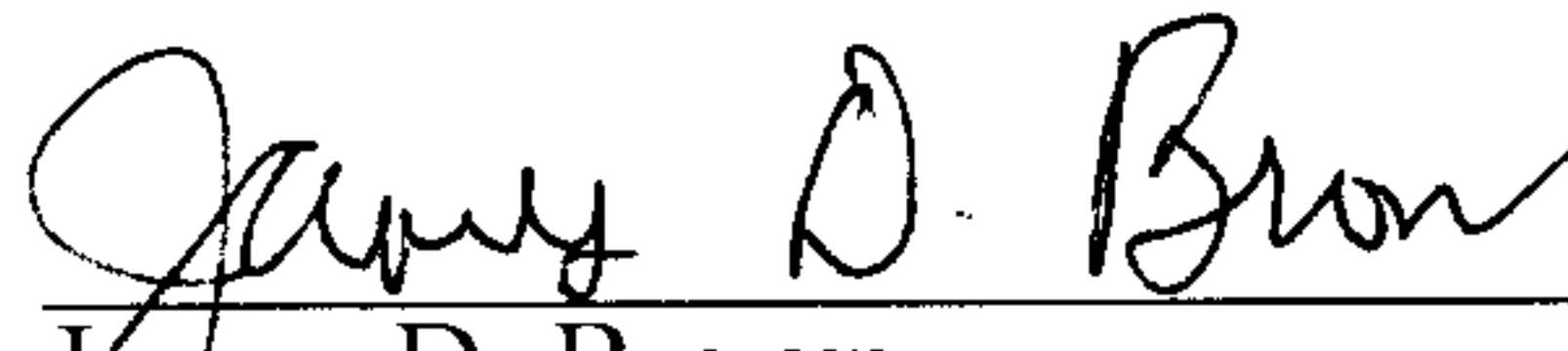
1. Ad valorem taxes due and payable October 1, 2013.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantors herein described.


TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as

aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) 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, I have hereunto set my hand and seal on this the 30th day of April, 2013.



James D. Brown


Nancy S. Brown

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


I, the undersigned, a notary public in and for said County, in said State, hereby certify that James D. Brown and wife, Nancy S. Brown, 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 instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2013.


Notary Public - James R. Moncus, Jr.

[NOTARIAL SEAL]

My Commission Expires: February 22, 2016


20130507000189010 2/3 \$543.00
Shelby Cnty Judge of Probate, AL
05/07/2013 12:45:23 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 James D. Brown
Mailing Address Nancy S. Brown
1951 Mountain View Rd.
Birmingham, AL 35216

Grantee's Name Richard Halbrook
Mailing Address Deborah Halbrook
1153 Shades Crest Rd.
Birmingham, AL 35226

Property Address 1025 Blue Heron Point
Birmingham, AL 35242

Date of Sale 4/30/13
Total Purchase Price \$ 525,000.⁰⁰

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 5/2/13

Print James R. Moncus, Jr.

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent, circle one)

Form RT-1

