

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Two Hundred Forty Thousand and 00/100ths Dollars (\$240,000.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **BRYANT PROPERTIES II, LLC** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JOSHUA T. KING** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Birmingham, Shelby County, Alabama, to-wit:

Lot 404, according to the Survey of Eagle Point, 4th Sector, as recorded in Map Book 17, page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Birmingham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. **Building Setback line of 35 feet reserved from Eagle Crest Drive, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 15 feet along the rear, 7.5 feet on the southeasterly side, and the easement is of varying width in the southeasterly corner.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 1994-6784, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 17, page 116, in the Probate Office of Shelby County, Alabama.**
5. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 174, page 68, in Probate Office.**
6. **Right(s)-of-Way(s) granted to South Central Bell, as set out in Real 42, page 975, in the Probate Office.**
7. **Easement(s) to sewer as set out in Inst. No. 1993-26577, in the Probate Office.**

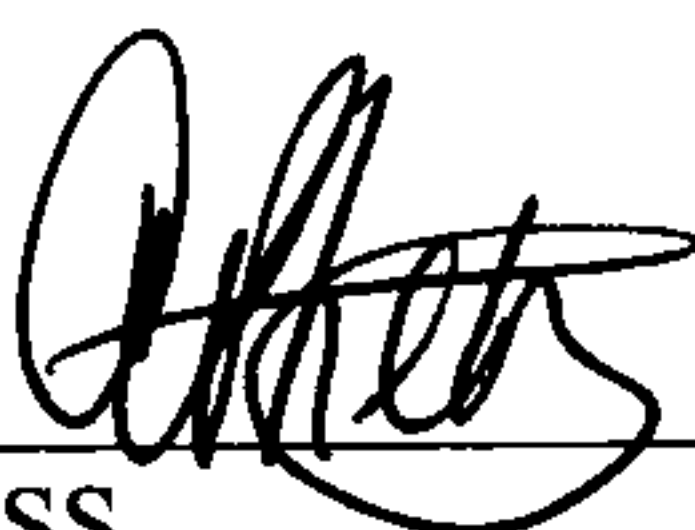
\$ 235,653.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted 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 premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

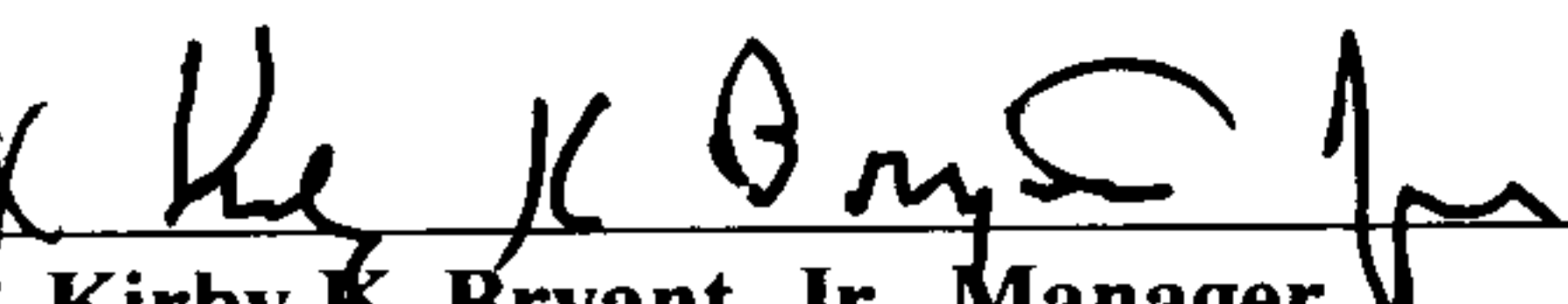
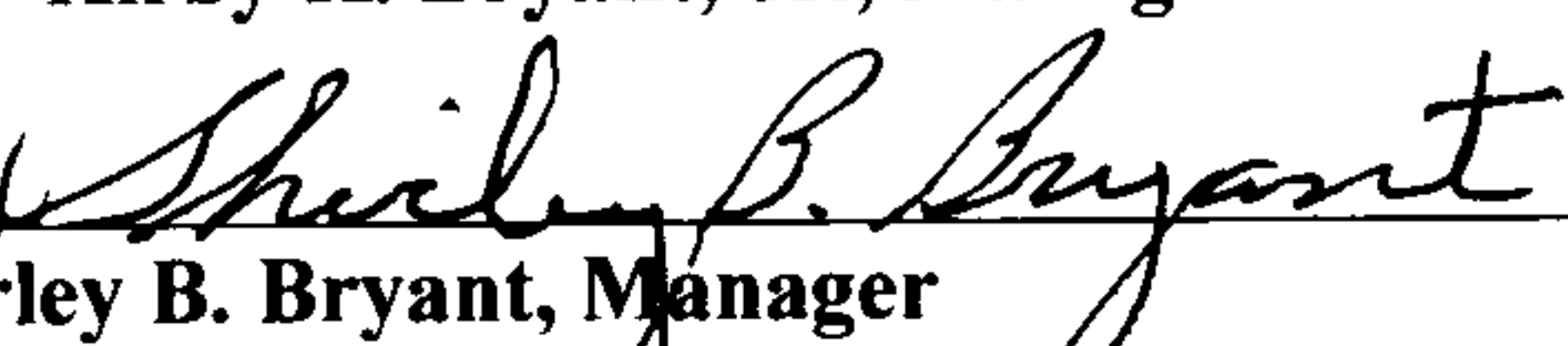
~~In Witness Whereof~~, the said Grantor has set its hand and seal this 28th day of May, 2013.



WITNESS


WITNESS

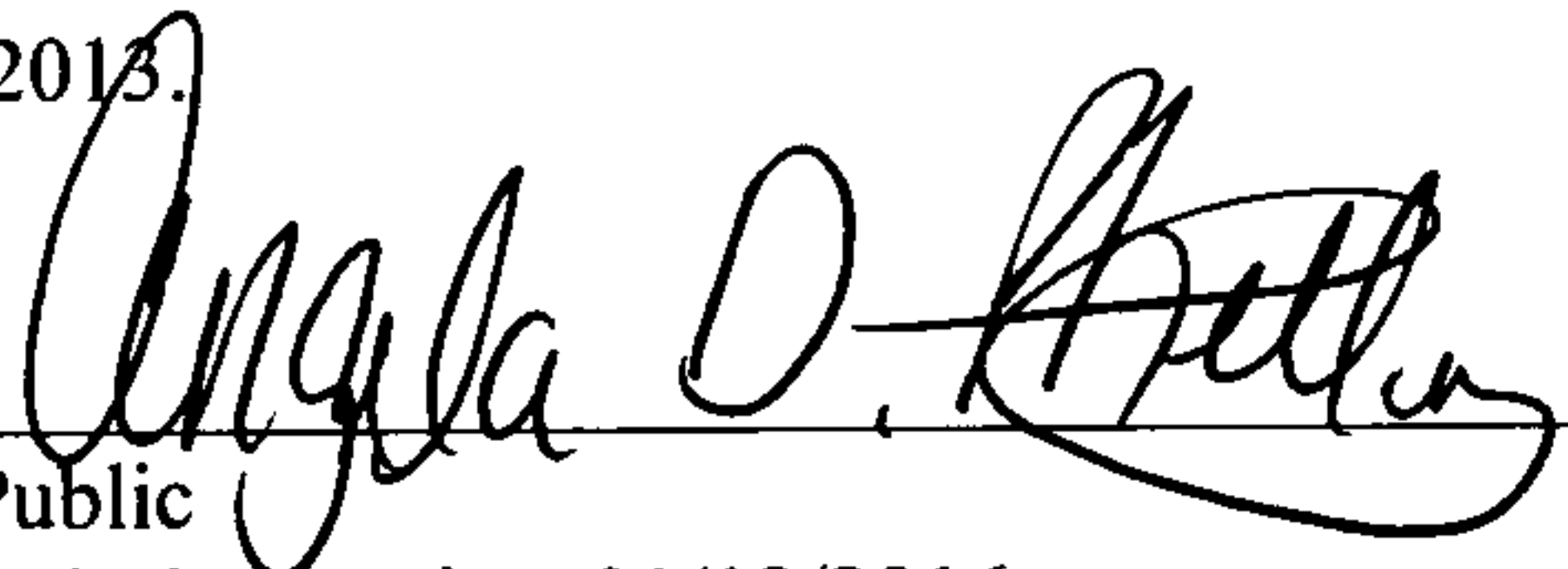
BRYANT PROPERTIES II, LLC

By: _____{L.S.}
Kirby K. Bryant, Jr., Manager
By: _____{L.S.}
Shirley B. Bryant, Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIRBY K. BRYANT, JR. and SHIRLY B. BRYANT, whose names as MANAGERS of BRYANT PROPERTIES II, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they as such Managers and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 28th day of May, 2013.



Notary Public
My commission expires 01/12/2016

GRANTEE'S MAILING ADDRESS:

Joshua T. King
4144 Eagle Crest Drive
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-04-3086



20130604000227060 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
06/04/2013 10:53:12 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 Bryant Properties II, LLC
Mailing Address 507 Hillier High Rd
Anniston AL 36207

Grantee's Name Joshua T. King
Mailing Address 4144 Eagle Crest Rd
Birmingham AL 35242

Property Address 4144 Eagle Crest Rd
Birmingham AL 35242

Date of Sale 5/30/13

Total Purchase Price \$ 240,000.00

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
☐ 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 a



20130604000227060 3/3 \$22.50
Shelby Cnty Judge of Probate, AL
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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 5/30/13

Print Joshua T. King

☐ Unattested

[Signature]
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1