

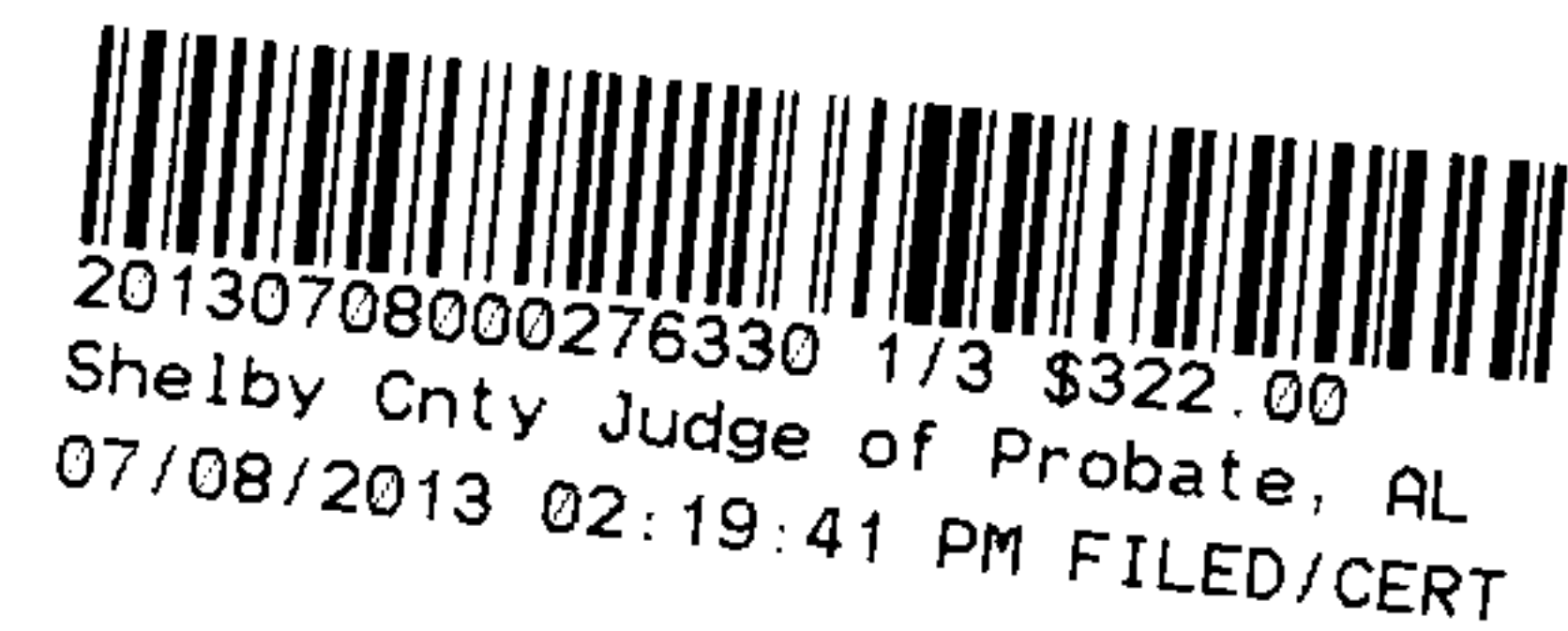
Send tax notice to:
BILLIE W. MORRIS
1128 BARKLEY LANE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA
Shelby COUNTY

2013333

WARRANTY DEED



KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Four Thousand and 00/100 Dollars (\$304,000.00) to the undersigned, PATTIE B. BOOKER and DEBORAH B. BARRETT, AS CO TRUSTEES OF THE ROBERT J. BURCH, JR. AND ALIETA M. BURCH IRREVOCABLE TRUST DATED JULY 23, 2010 (hereinafter referred to as Grantors) in hand paid by BILLIE W. MORRIS (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF BARKLEY SQUARE AS RECORDED IN MAP BOOK 27, PAGE 32 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST PROPERTY, IF ANY.
7. BUILDING SETBACK LINES OF 10 FEET AS RECORDED IN MAP BOOK 27, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENTS AS SHOWN ON RECORDED PLAT.
9. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
10. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY.
11. EASEMENT AGREEMENT BY AND BETWEEN 2154 TRADING CORPORATION AND SOUTHER LIFE AND HEALTH CO.
12. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 2000-1845.
13. DEED AND AGREEMENT BY AND BETWEEN, METROPOLITAN LIFE INSURANCE CO., INVERNESS POINT HOMEOWNERS ASSOCIATION, INC. AND THE CITY OF HOOVER, IN REGARD TO SANITARY SEWAGE TREATMENT FACILITY RECORDED IN REAL 314, PAGE 561 AND AGREEMENT AND ASSIGNMENT RECORDED AS REAL 328, PAGE 64 AND SUPPLEMENTAL DEED AND AGREEMENT RECORDED IN REAL 365, PAGE 876 IN PROBATE OFFICE.

Shelby County, AL 07/08/2013
State of Alabama
Deed Tax: \$304.00

14. EASEMENT TO ALABAMA POWER CO. AS RECORDED IN INSTRUMENT NO. 2001-18569 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$-0- 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.

IN WITNESS WHEREOF, Grantors, PATTIE B. BOOKER and DEBORAH B. BARRETT, AS CO TRUSTEES OF THE ROBERT J. BURCH, JR. AND ALIETA M. BURCH IRREVOCABLE TRUST DATED JULY 23, 2010 who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 28th day of June, 2013.

Pattie B. Booker

PATTIE B. BOOKER
CO TRUSTEE OF THE ROBERT J. BURCH, JR. AND
ALIETA M. BURCH IRREVOCABLE TRUST DATED JULY 23, 2010

Deborah B. Barrett

DEBORAH B. BARRETT
CO TRUSTEE OF THE ROBERT J. BURCH, JR. AND ALIETA M. BURCH
IRREVOCABLE TRUST DATED JULY 23, 2010

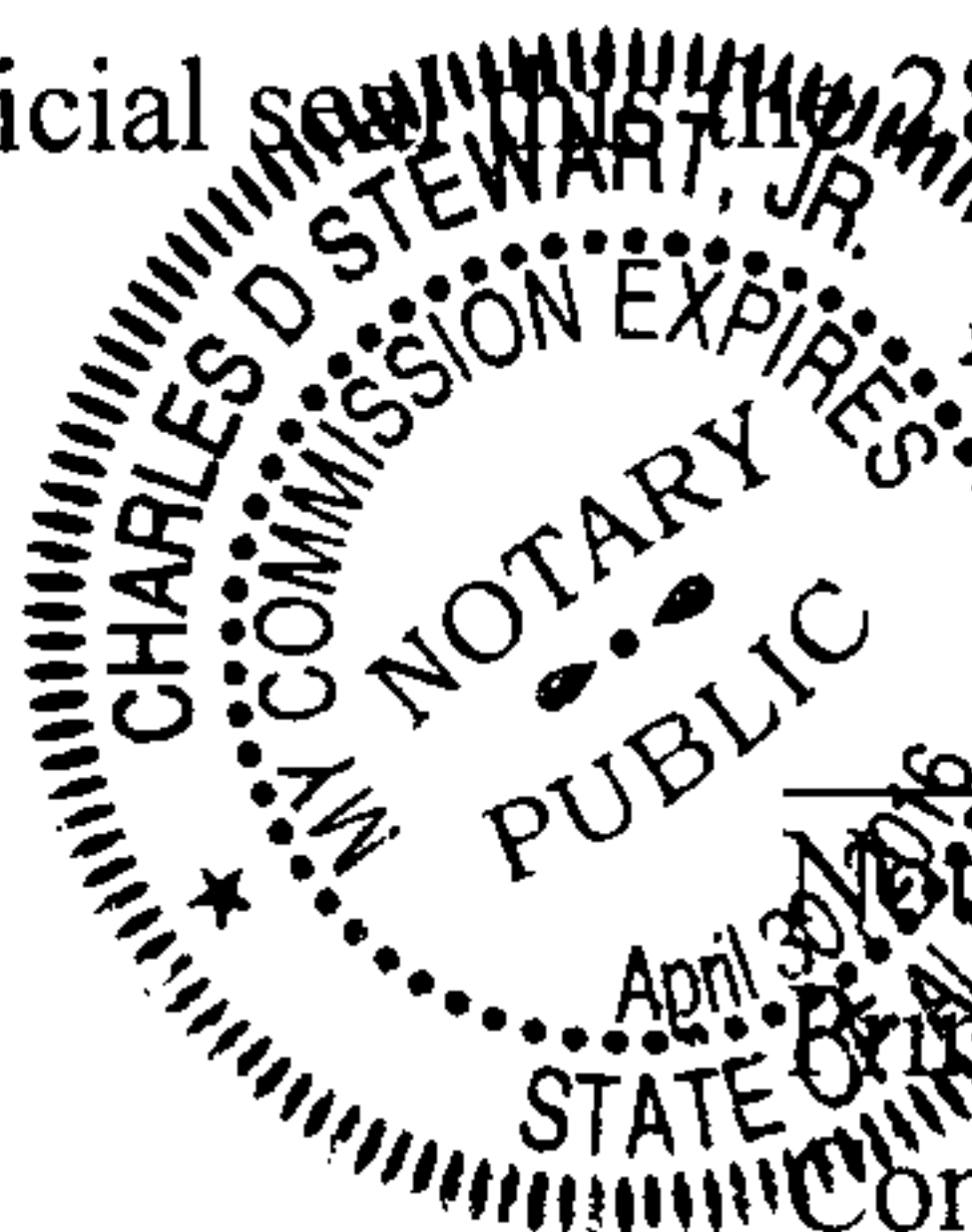


20130708000276330 2/3 \$322.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:19:41 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATTIE B. BOOKER and DEBORAH B. BARRETT, whose names as CO TRUSTEES OF THE ROBERT J. BURCH, JR. AND ALIETA M. BURCH IRREVOCABLE TRUST DATED JULY 23, 2010, 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, in their capacity as said CO TRUSTEES and with full authority, executed the same voluntarily as CO TRUSTEES OF THE ROBERT J. BURCH, JR. AND ALIETA M. BURCH IRREVOCABLE TRUST DATED JULY 23, 2010.

Given under my hand and official seal on the 28th day of June, 2013.



Charles D. Stewart, Jr.
Public Name: _____
Commission Expires: _____
450-16

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name L. H. B. Booker
Mailing Address 2581 Lateness Point
Birmingham
AL 35242

Grantee's Name Billie W. Morris
Mailing Address 1128 Barkley Lane
Birmingham
AL 35242

Property Address 1128 Barkley Lane
Birmingham
AL
35242

Date of Sale 6-28-13
Total Purchase Price \$ 304,000.
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 6/28/13

Print Billie W. Morris

☐ Unattested

Sign Billie W. Morris

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

2013.

COUNTY OF SHELBY

28 DAY OF June

NOTARY PUBLIC

20130708000276330 3/3 \$322.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:19:41 PM FILED/CERT