

Send tax notice to:

MARIE McCLUSKEY
133 BROOK HIGHLAND COVE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013411

WARRANTY DEED


20130822000344050 1/4 \$200.50
Shelby Cnty Judge of Probate, AL
08/22/2013 02:29:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Seven Thousand Five Hundred and 00/100 Dollars (\$177,500.00) in hand paid to the undersigned, PATRICIA ANN DUKE, A MARRIED WOMAN (hereinafter referred to as "Grantors") by MARIE McCLUSKEY (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 47, ACCORDING TO THE SURVEY OF THE VILLAGE AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 24, PAGE 93, 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. EASEMENT(S) AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. NOTE: MAP BOOK 24, PAGE 93, SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS - THE SUBDIVISION SHOWN HEREIN INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATION THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDELAID BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL 220, PAGE 521; REAL 220, PAGE 532 AND INSTRUMENT 2000-23203, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RECIPROCAL EASEMENT AGREEMENT WITH AMSOUTH BANK, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEE RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES RECORDED IN REAL 125, PAGE 249, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. BROOK HIGHLAND COMMON PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN REAL 307, PAGE 950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DECLARATION OF PROTECTIVE COVENANTS FOR THE "WATERSHED PROPERTY" WHICH PROVIDES AMONG OTHER

Shelby County, AL 08/22/2013
State of Alabama
Deed Tax: \$177.50

- THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE "WATERSHED MAINTENACE AREAS", ETC OF THE DEVELOPMENT, ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS AS RECORDED IN REAL 194, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUTNY, ALABAMA.
9. DRAINAGE AGREEMENT BETWEEN AMSOUTH BANK, NA AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES AS SET OUT IN REAL 125, PAGE 238, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 10. EASEMENT FOR SANITARY SEWER INES AND WATER LINES IN FAVOR OF THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM RECORDED IN REAL 194, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 11. A DEED AND BILL OF SALE TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, AS RECORDED IN REAL 194, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 12. RESTRICTIVE AGREEMENT AND PROTECTIVE COVENANTS, INCLUDING RESTRICTIVE USE OF PROPERTY AS SET OUT IN INSTRUMENT 1992-14567, REAL 308, PAGE 1, INSTRUMENT 1993-32511 AND REAL 220, PAGE 339, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 13. RECIPROCAL EASEMENT AGREEMENT WITH, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND BETTY AND DOUGLAS EDDLEMAN RECORDED IN REAL 199, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 14. AGREEMENT CONCERNING ELECTRIC SERVICE TO, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE OF THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND BROOK HIGHLAND RECORDED IN REAL 306, PAGE 119, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 15. MINERAL AND MINING RIGHTS AND RIGHTS TO INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN INSTRUMENT 1998-08508 AND INSTRUMENT 1998-10374 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 16. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 1998-10373 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

\$0.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


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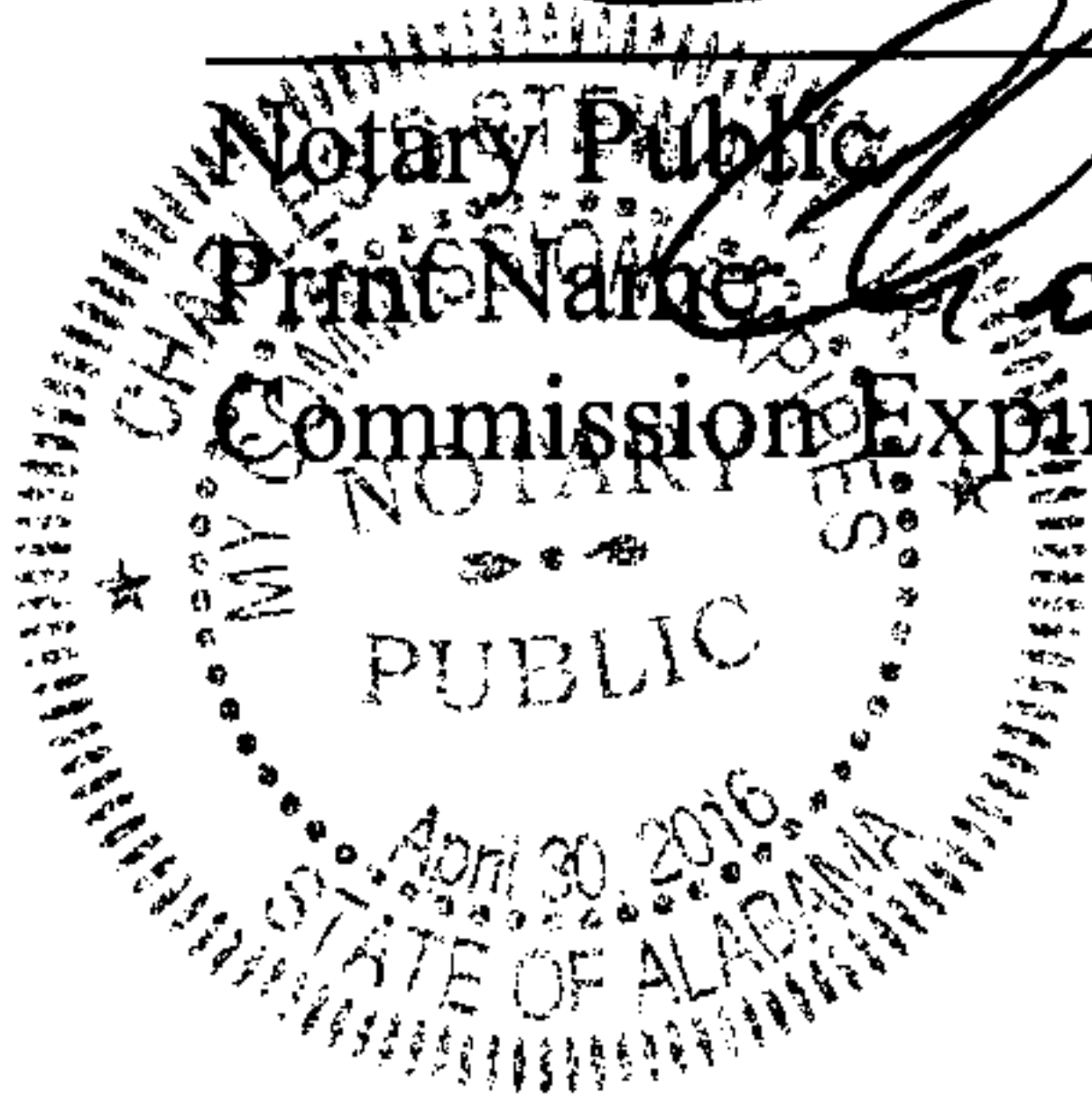
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14th day of August, 2013.

Pat Ann Duke
PATRICIA ANN DUKE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICIA ANN DUKE, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2013.

Charles D. Stewart Jr.
Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-30-16


Real Estate Sales Validation Form

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

Grantor's Name Patricia Ann Duke
Mailing Address 2089 Brookfield Ave
Avondale, AL 35242

Grantee's Name Marie McCloskey
Mailing Address 133 Brook Highland Cve
B'ham AL 35242

Property Address 133 Brook Highland Cve
B'ham AL 35242

Date of Sale 8-14-13
Total Purchase Price \$ 177,500

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 8-14-13

Print Marie McCloskey

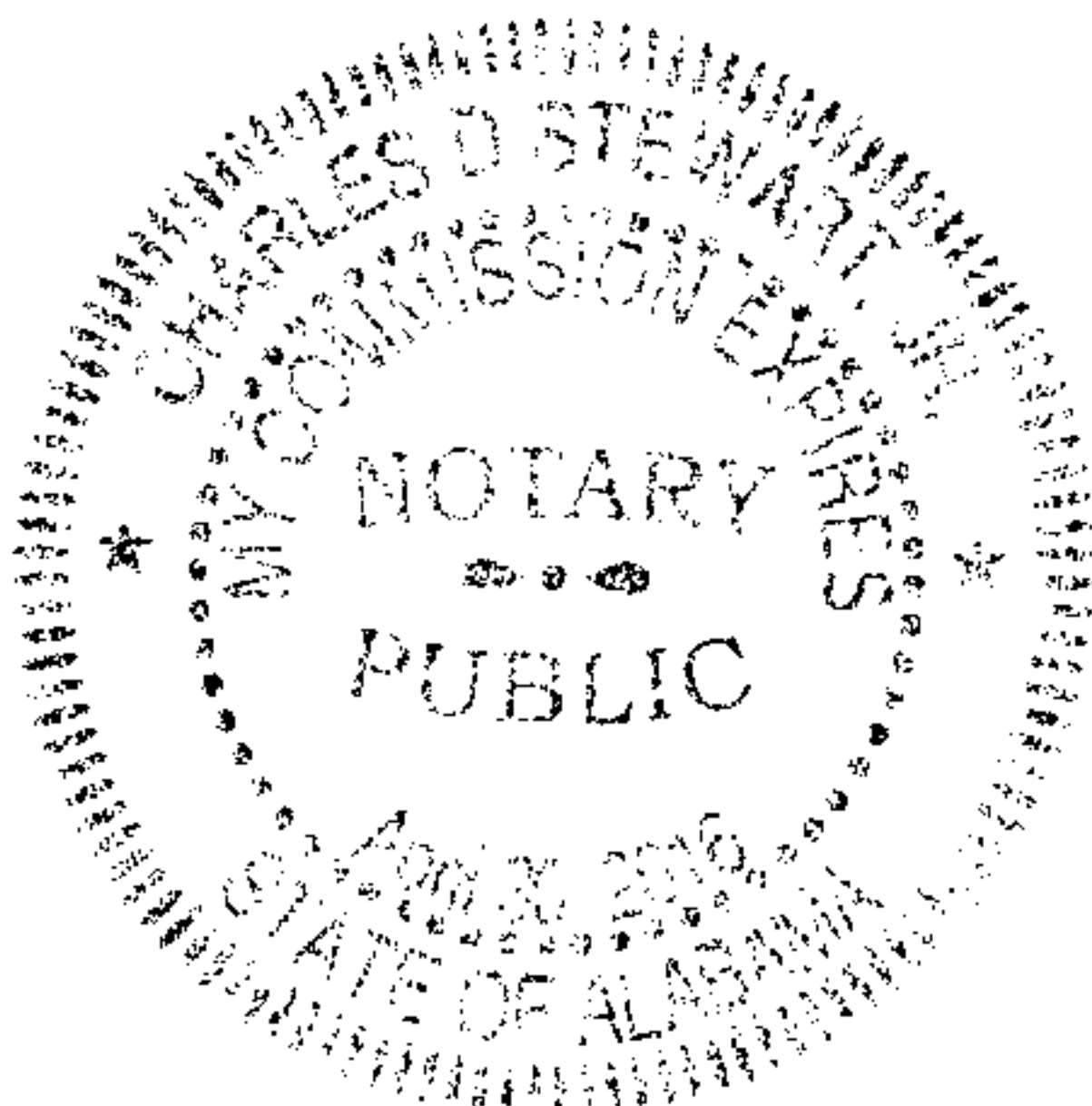
☐ Unattested

(verified by)

Sign Marie McCloskey
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 14 DAY OF August, 2013.



Notary Public

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