

SEND TAX NOTICE TO:

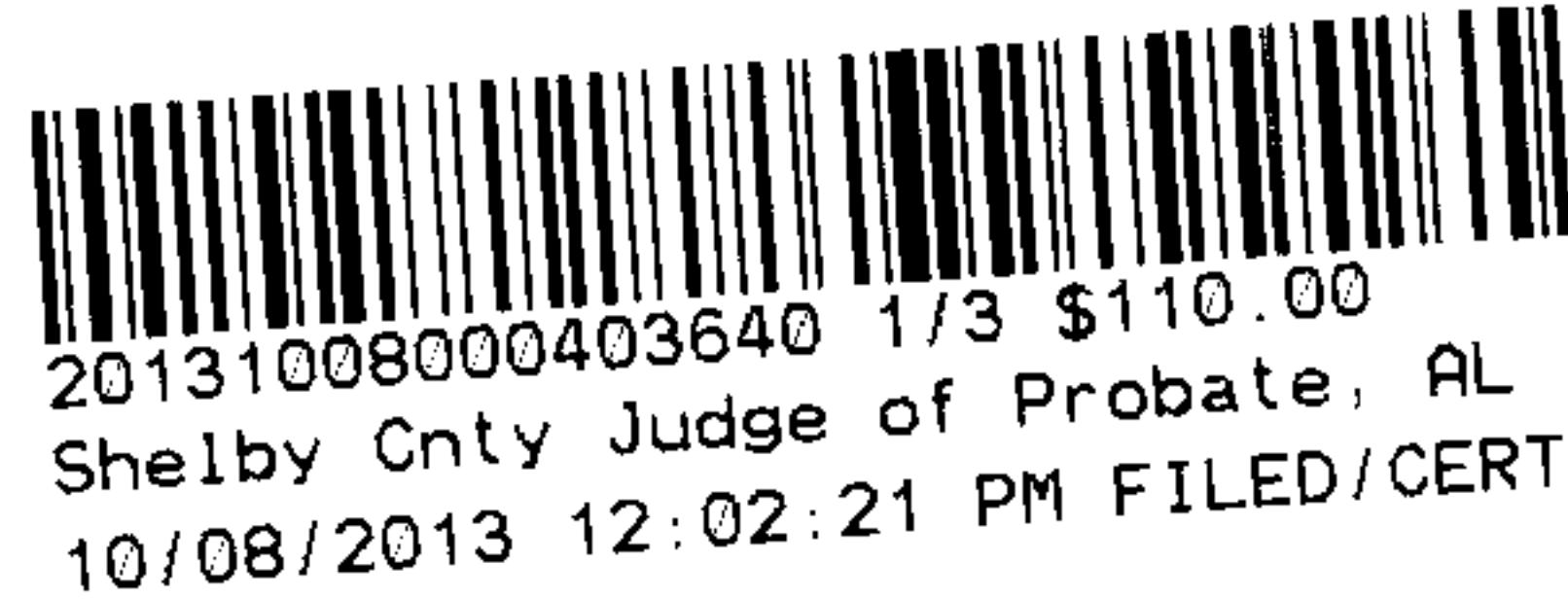
Name: Adam McLaurin

Address: 23 Chase Plantation Pkwy
Hoover, Alabama 35244

Name Larry L. Halcomb
Attorney at Law
Address 15 Office Park Circle, Suite #100
Birmingham, AL 35223

Form 1-1-27 Rev.1-86

WARRANTY DEED



STATE OF ALABAMA }
 }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety thousand and no/100 (\$90,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ruth W. O'Barr, a single woman

(herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto

Adam J. McLaurin

(herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 23, according to the Survey of Chase Plantation 2nd Sector, as recorded in Map Book 8, Page 159, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to Taxes for 2013.

Subject to items on attached Exhibit "A".

Ruth W. O'Barr and Ruth Williams O'Barr is one and the same person.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

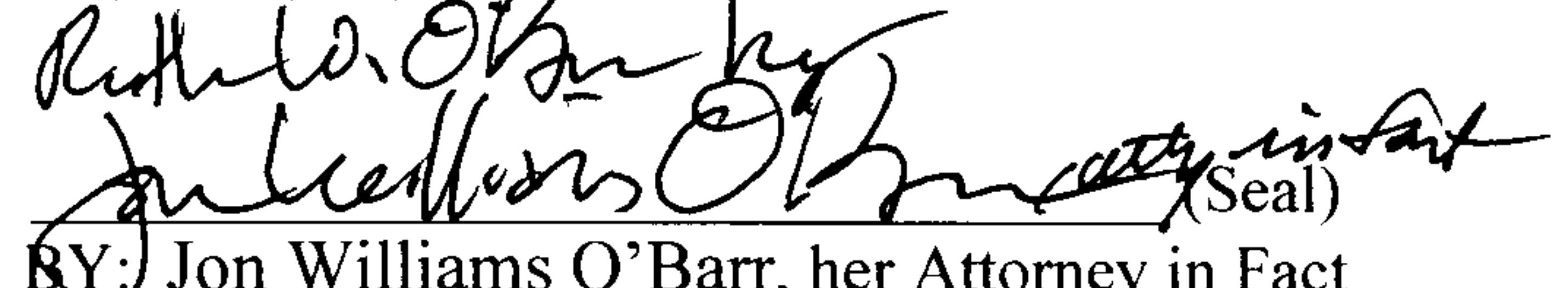
And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of September, 2013.

Shelby County, AL 10/08/2013
State of Alabama
Deed Tax: \$90.00

____ (Seal)

Ruth W. O'Barr


____ (Seal)

BY: Jon Williams O'Barr, her Attorney in Fact

STATE OF ALABAMA } **General Acknowledgment**
JEFFERSON COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Jon Williams O'Barr**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date. In his capacity as Attorney in Fact for Ruth Williams O'Barr, said Power of Attorney recorded in Instrument #20090720000278890.

Given under my hand and official seal this 30th day of September A.D. 2013.

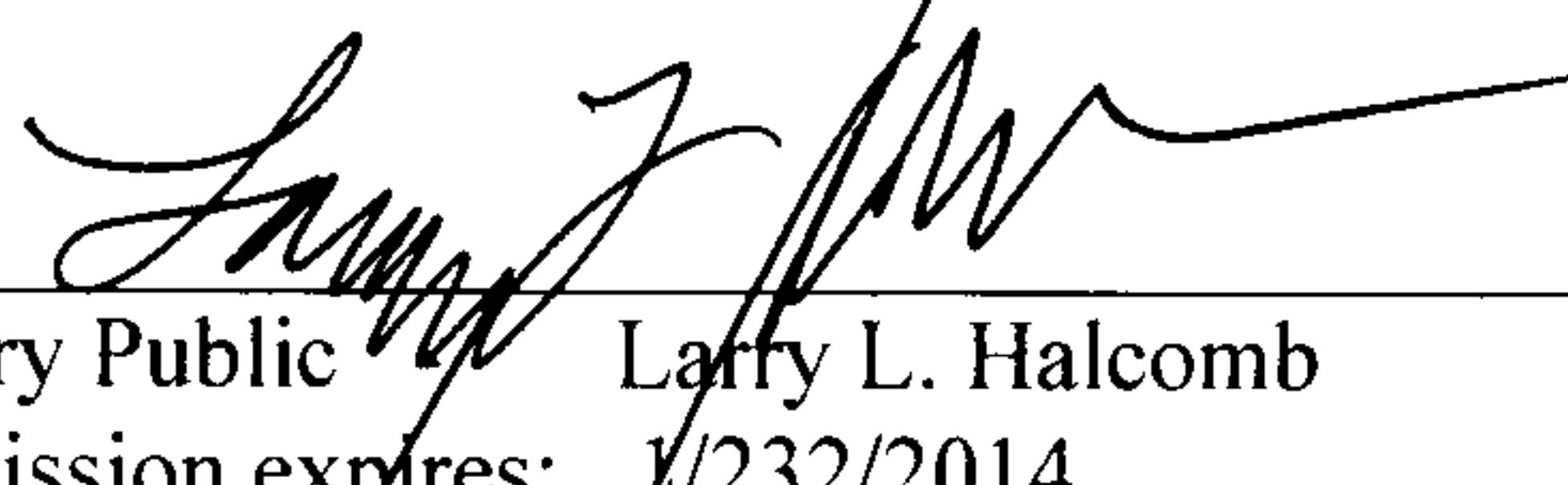

____ (Seal)
Notary Public Larry L. Halcomb
My Commission expires: 1/23/2014

EXHIBIT "A"

Easement(s), building line(s) and restriction(s) as shown on recorded map.

Restrictions appearing of record in Deed Book 349, Page 489.

Easement for ingress and egress and public utilities, of undetermined width, as shown by recorded map.

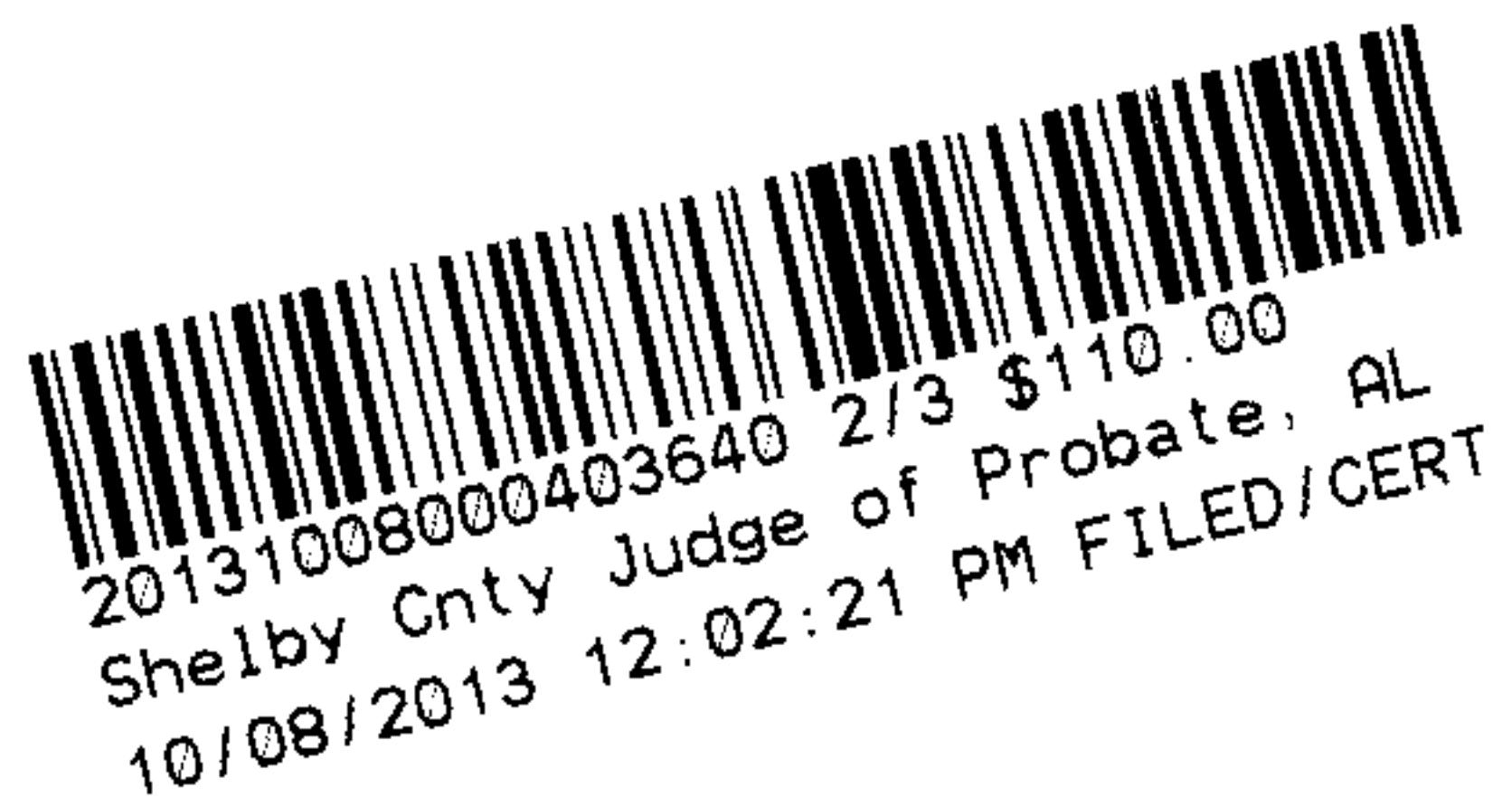
Easements as reserved in Deed Book 349, Page 489.

Declaration of Protective Covenants, Agreements, Easements, Charges and Lien for Riverchase (Residential) recorded in Misc. Book 14 beginning at page 536, as amended in Misc. Book 17, beginning at Page 550, as amended by Misc. Book 55, Page 329 and Notice of Compliance Certificate recorded in Misc. Book 34, page 549.

Easement(s)/ Right(s)-of-way granted to Alabama Power Company recorded in Deed Book 353, Page 992.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 55, Page 181 and covenants pertaining thereto recorded in Misc. Book 55, Page 180.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Ruth W. O'Barr

Grantee's Name

Adam McLaurin

Mailing Address 23 Chase Plantation Pkwy
Hoover, Alabama 35244

Mailing Address

23 Chase Plantation Pkwy
Hoover, Alabama 35244

Property Address 23 Chase Plantation Pkwy
Hoover, Alabama 35244

Date of Sale

9/30/2013

Total Purchase Price

\$90,000.00

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 Divorce Decree
 Closing Statement

If the conveyance document presented for recordation contains all 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: September 30, 2013

Print: Larry L. Halcomb

Unattested

Sign :

Agent



20131008000403640 3/3 \$110.00
Shelby Cnty Judge of Probate, AL
10/08/2013 12:02:21 PM FILED/CERT