

This document prepared by:
Stuart Y. Johnson
Stuart Y. Johnson, LLC
4 Office Park Circle, Ste. 106
Birmingham, AL 35223

Send Tax Notice To:
Andrzej and Danuta Wartak
4068 Eagle Ridge Ct.
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of Two Hundred Ninety-Two Thousand Four Hundred and 00/100 Dollars (\$292,400.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, Brook Highland Construction, LLC (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Andrzej J. Wartak and Danuta B. Wartak (herein referred to as GRANTEE(S)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (herein referred to as GRANTEE(S)), all its right, title, interest and claim in or to the following described real estate situated in SHELBY County, Alabama:


Lot 55, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. All matters of public record including but not limited to easements, restrictions, covenants, set back lines, rights-of-way, and limitations, if any, and title to all minerals within and underlying the premises, together with all mineral and mining rights leased, granted or retained by current or prior owners.
2. Subject to 2014 Property Taxes and subsequent years which are not yet due and payable.
3. Building line(s) as shown by recorded map.
4. Easement(s) as shown by recorded map.
5. Restriction(s) as shown by recorded map.
6. Easement to Alabama Power Company recorded in Real 220, page 521; Real 220, page 532 and Real 207, page 380 and Inst. No. 20120521000180770, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 28, page 581; Deed Book 235, page 552; Deed Book 121, page 294; Deed Book 327, page 553 and Deed Book 107, page 989, in said Probate Office.
8. Reciprocal Easement Agreement recorded in Real 125, page 249 and Real 199, page 18, in said Probate Office.

Shelby County, AL 01/03/2014
State of Alabama
Deed Tax: \$292.50


20140103000002500 1/3 \$312.50
Shelby Cnty Judge of Probate, AL
01/03/2014 09:15:15 AM FILED/CERT

9. Declaration of Covenants, conditions and restrictions as recorded in Real 307, page 950 and 1st Supplement recorded in Inst. No. 1998-40199, in said Probate Office.
10. Easement to Alabama Gas Company recorded in Real 170, page 59, in said Probate Office.
11. Slope Easement recorded in Inst. No. 2001-2175 in said Probate Office.
12. Declaration of Protective Covenants as recorded in Real 194, page 54 and Inst. No. 1993-26958 in said Probate Office.
13. Sanitary Sewer Easement recorded in Real 194, page 1; Real 194, page 43 and Real 107, page 968, in said Probate Office.
14. Agreement for electrical service recorded in Real 306, page 119, in said Probate Office.
15. Restrictions or Covenants appearing of record in Inst. No. 20040512000249230, in said Probate Office.
16. Right of Way granted to Alabama Power Company by instrument recorded in Inst. No. 20120521000180770, in said Probate Office.

To Have and to Hold unto the said GRANTEE(S), and their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of December, 2013.

Brook Highland Construction, LLC

BY: David W. Cox

ITS: Member

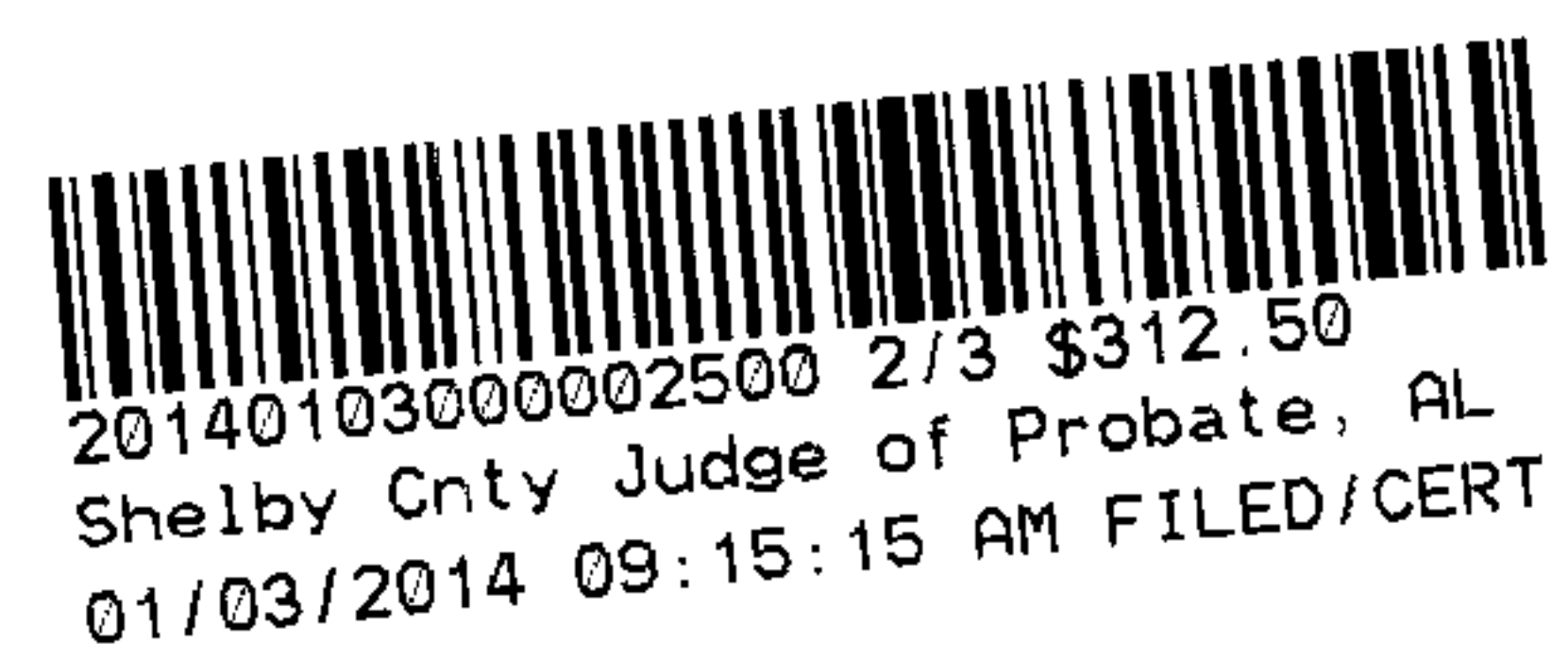
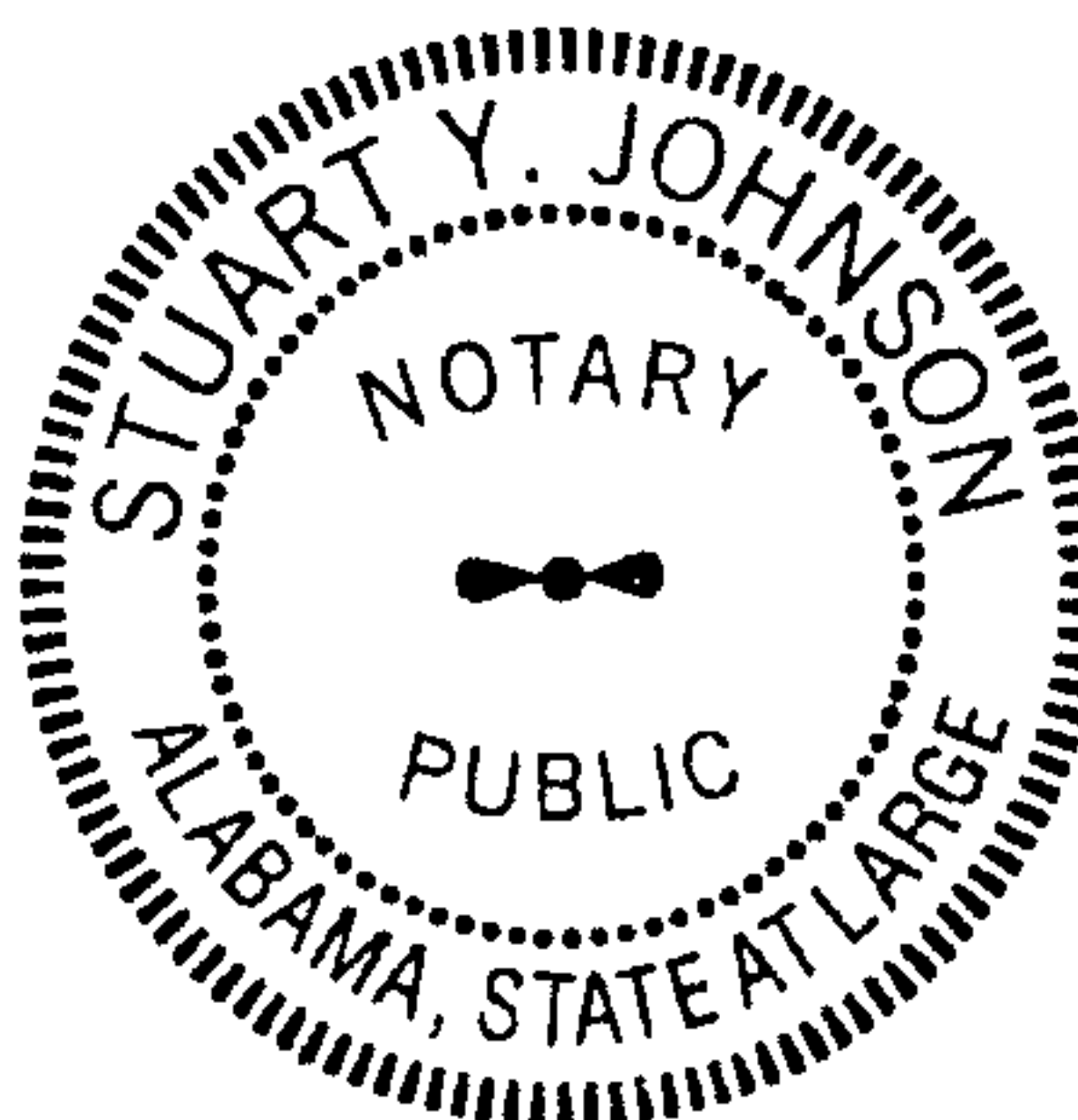
STATE OF ALABAMA)
Shelby COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that DAVID W. COX, whose name as Member of Brook Highland Construction, LLC 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, she, with such power and authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Given under my hand and seal this 30th day of December, 2013.

NOTARY PUBLIC: Stuart Y. Johnson

My commission expires: 3/6/15



Real Estate Sales Validation Form

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

Grantor's Name Brook Highland Construction, LLC Grantee's Name Andrzej + Danuta Wartak
Mailing Address 1000 Providence Park, Ste 250 Mailing Address 4068 Eagle Ridge Ct.
Birmingham, AL 35242 Birmingham, AL
35242

Property Address 4068 Eagle Ridge Court Date of Sale 12.30.13
Birmingham, AL 35242 Total Purchase Price \$ 292,400.00
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 12.30.13

Print STUART Y. JOHNSON, LLC

Sign

[Signature] By its member, Stuart Y. Johnson

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

Verified by)



20140103000002500 3/3 \$312.50
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Form RT-1