

## Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR

**Know all Men by these Presents:** That, in consideration of One Hundred Sixty Two Thousand Dollars (\$162,000.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BRANDI M. THRASHER CHAMBERS AND BRIAN CHRISTOPHER CHAMBERS, husband and wife**, (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **ERIN N. MOODY AND STEPHEN L. MOODY** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Sterrett, Shelby County, Alabama. to-wit:

Lot 105, according to the map and survey of Forest Lakes Sector 2, Phase 1, as recorded in Map Book 29, page 114, in the Probate Office of Shelby County, Alabama.

BEING the same property conveyed to Brandi M. Thrasher from Cornerstone Building Co. Inc., by Deed dated January 4, 2008, and recorded on March 6, 2008, as Instrument No. 20080306000092440, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the above grantor nor that of her spouse.

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 Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Building Setback line of 15 feet reserved from Forest Lakes Lane, as shown per plat.**
2. **Restrictions, covenants, and conditions as set out in Inst. No. 2002-17094, 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.**
3. **Restrictions, limitations and conditions as set out in Plat Book 29, page 114, in the Probate Office of Shelby County, Alabama.**
4. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Book 126, page 191, Book 126, page 323, Book 236, page 829, Deed Book 139, page 127, and Deed Book 124, page 519, in Probate Office.**
5. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating**

thereto, including rights set out in Deed Book 331, page 262, in Probate Office.

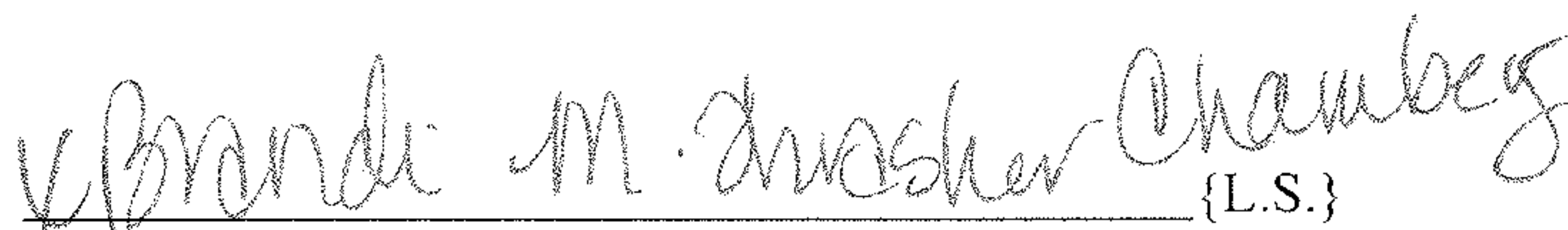
\$ 165,306.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.


To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever. together with every contingent remainder and right of reversion.

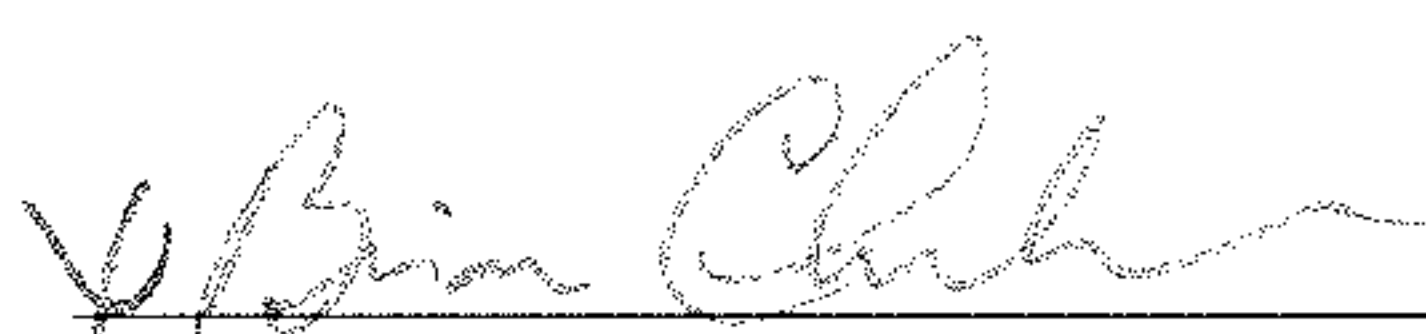
And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 13th day of March, 2014.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Brandi M. Thrasher Chambers {L.S.}

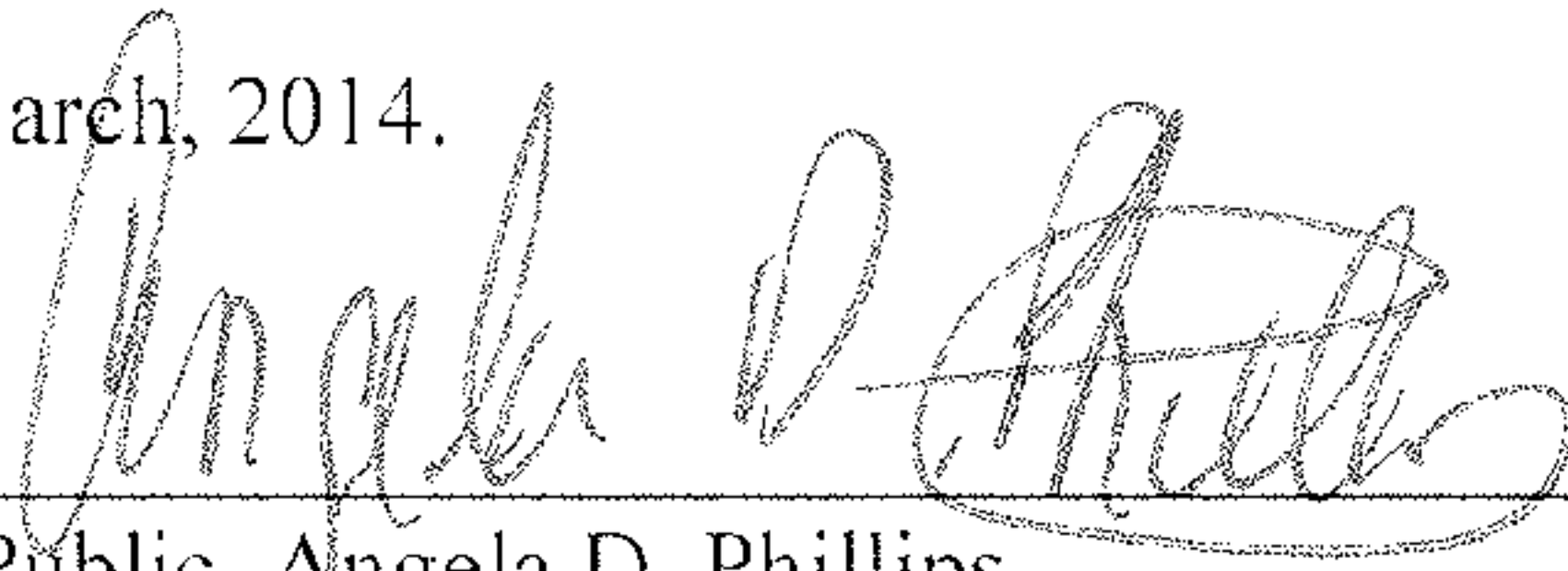
  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Brian Christopher Chambers {L.S.}

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Brandi M. Thrasher Chambers and Brian Christopher Chambers**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of March, 2014.

  
\_\_\_\_\_  
Notary Public Angela D. Phillips  
My commission expires 01/12/2016

**GRANTEES' MAILING ADDRESS:**  
 Brandi M. Thrasher Chambers  
2185 Forest Lakes Lane Erin N. Moody  
Sterrett, AL 35147

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2014-02-3729



Real Estate Sales Validation Form

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

Grantor's Name Brandi M. Thrasher Grantor's Name Erin N. Moody and Stephen L. Moody
Mailing Address 397 Highland Park Dr, Birmingham AL 35242 Mailing Address 2185 Forest Lakes Lane Sterrett, AL 35147

Property Address 2185 Forest Lakes Lane Sterrett, AL 35147 Date of Sale 03/13/2014
Total Purchase Price \$162,000.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
Sales Contract Other
XXX 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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 3/13/14

Unattested

[Handwritten signature]

Print: Brandi M. Thrasher

Sign [Handwritten signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/27/2014 04:08:18 PM
\$430.10 CHERRY
20140327000086650

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