

THIS INSTRUMENT PREPARED BY:

A. DWIGHT BLAIR
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

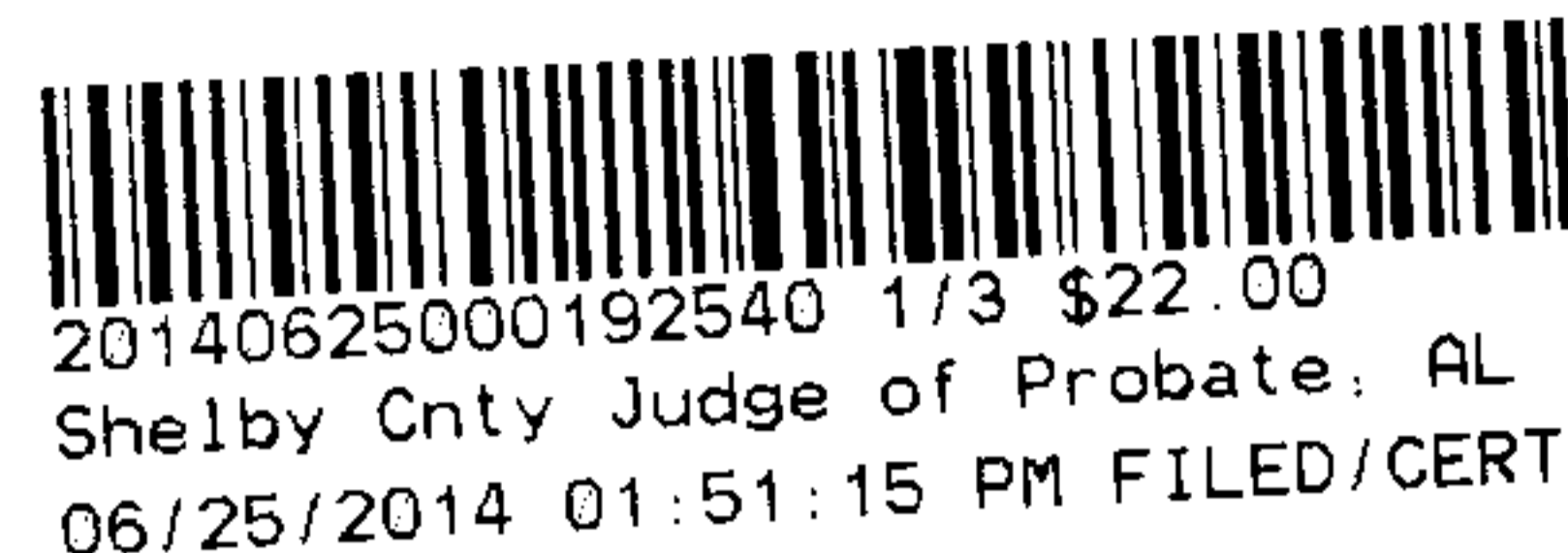
Send Tax Notice To:

JASON E. BROUGH

1042 CHANCELLOR FERRY LOOP
HARPERSVILLE, AL 35078

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen Thousand and 00/100 (\$15,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, FREDERICK B. BERREY, JR., a married man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JASON E. BROUGH, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOTS 28 AND 29, ACCORDING TO THE SURVEY OF CHANCELLORS CROSSING, AS RECORDED IN MAP BOOK 28, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.**
- 2. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 112, PAGES 117 AND 191; DEED BOOK 111, PAGE 415, DEED BOOK 107, PAGE 266 AND DEED BOOK 105, PAGE 262.**
- 3. RESERVATIONS, LIMITATIONS AND CONDITIONS SET OUT IN EASEMENT(S) FOR INGRESS AND EGRESS FROM BARBARA HAMBY STONE AND MARY S. HAMBY TO BE RECORDED.**
- 4. AGREEMENT BY JAN HAMBY PIPER RECORDED IN REAL BOOK 187, PAGE 272.**
- 5. FLOOD RIGHTS ACQUIRED BY ALABAMA POWER COMPANY RECORDED IN DEED BOOK 263, PAGE 208.**
- 6. TERMS AND CONDITIONS AND LIMITATIONS AS SET OUT IN THE COVENANT SETTLEMENT WITH LENNIS W. CAUDILL IN RE CASE NO. CS91-879-NS AND SET OUT BY INST. NO. 1992-15943.**
- 7. ALL OTHER EXISTING EASEMENTS, RESTRICTIONS, SET BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.**
- 8. RESTRICTIONS AS RECORDED IN INST. NO. 2002-5207.**
- 9. RESTRICTIONS AS SHOWN IN DEED RECORDED IN INST. NO. 20140127000025940.**
- 10. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 2003-66108.**

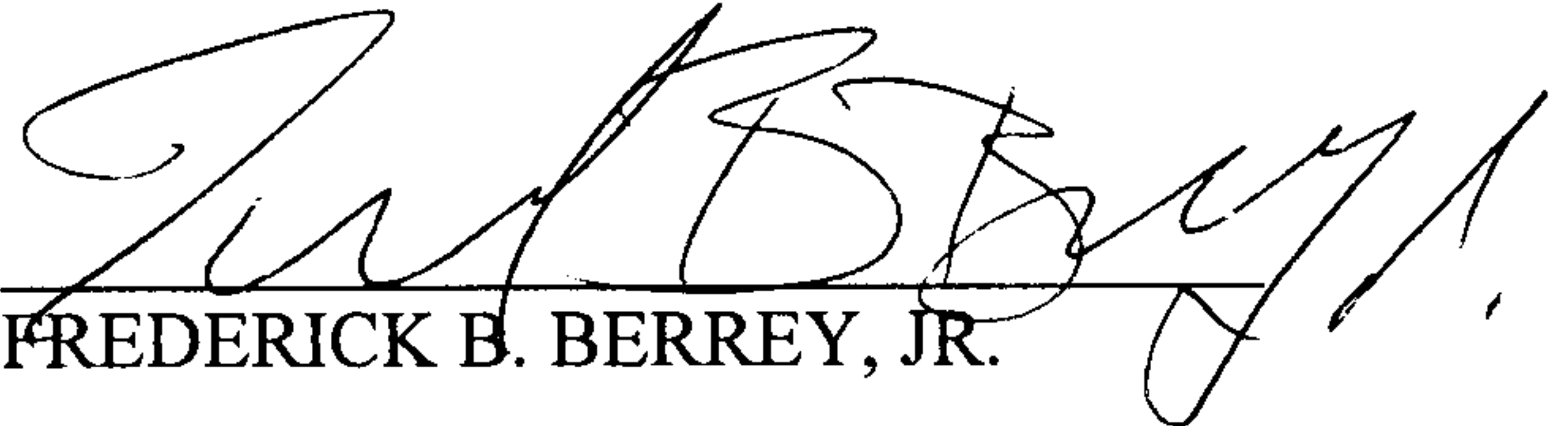
THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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

Shelby County, AL 06/25/2014
State of Alabama
Deed Tax: \$2.00

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said JASON E. BROUGH, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said JASON E. BROUGH, his heirs and assigns forever.

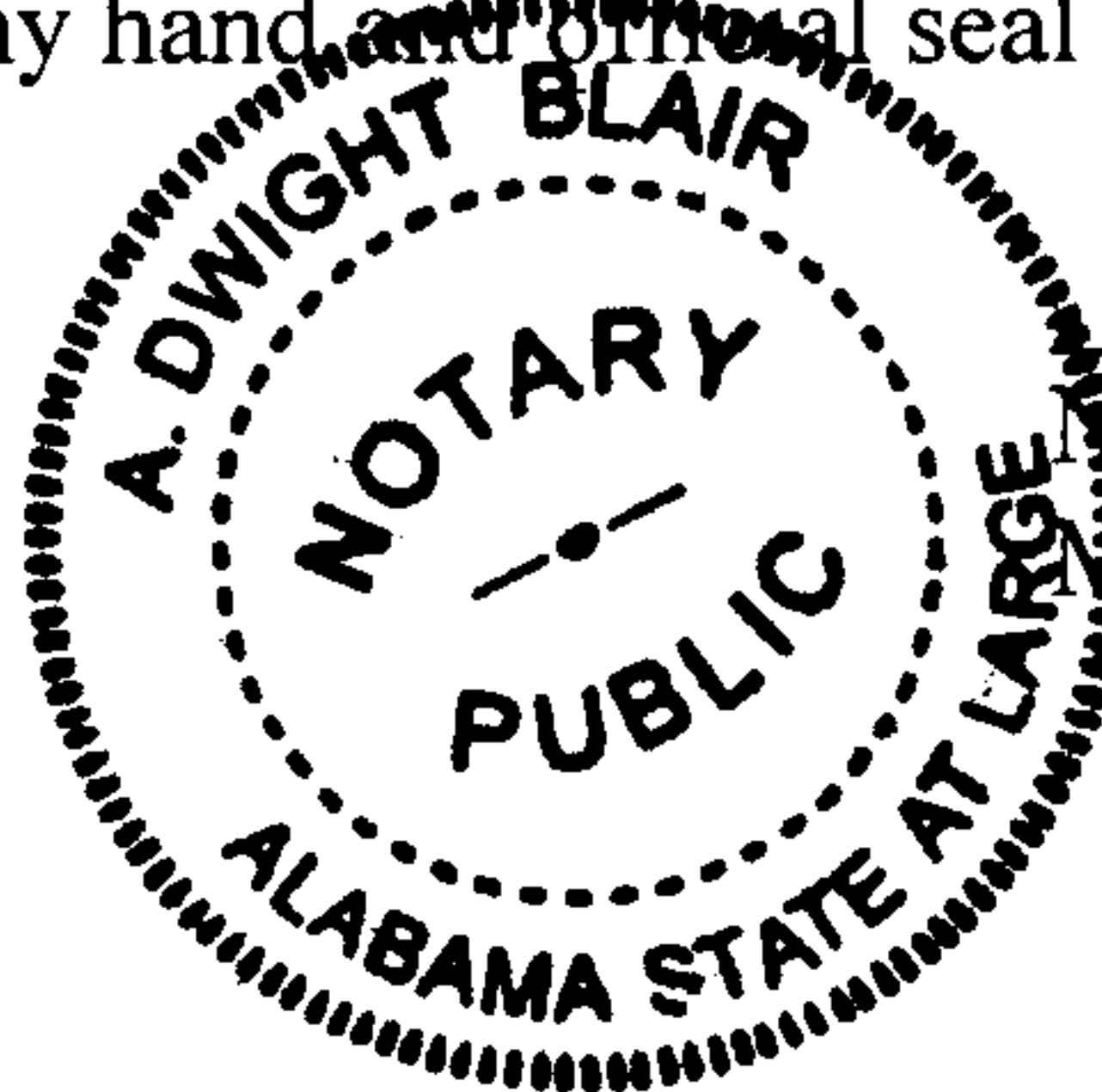
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 12 day of June, 2014.


FREDERICK B. BERREY, JR.

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that FREDERICK B. BERREY, JR., 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 said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of June, 2014.




Notary Public A. DWIGHT BLAIR
My Commission Expires: 01/19/15

5055-14K



20140625000192540 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/25/2014 01:51:15 PM FILED/CERT

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: FREDERICK B. BERREY, JR.

Mailing Address: PO Box 317
Verbeena AL 36091

Grantee's Name: JASON E. BROUGH

Mailing Address: 1042 CHANCELLOR FERRY
LOOP
HARPERSVILLE, AL 35078

Property Address: LOTS 28 & 29 OF
CHANCELLORS CROSSING

Date of Sale 06/12/14

Total Purchase Price \$15,000.00

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 X Closing Statement

____ 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

Grantors 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).

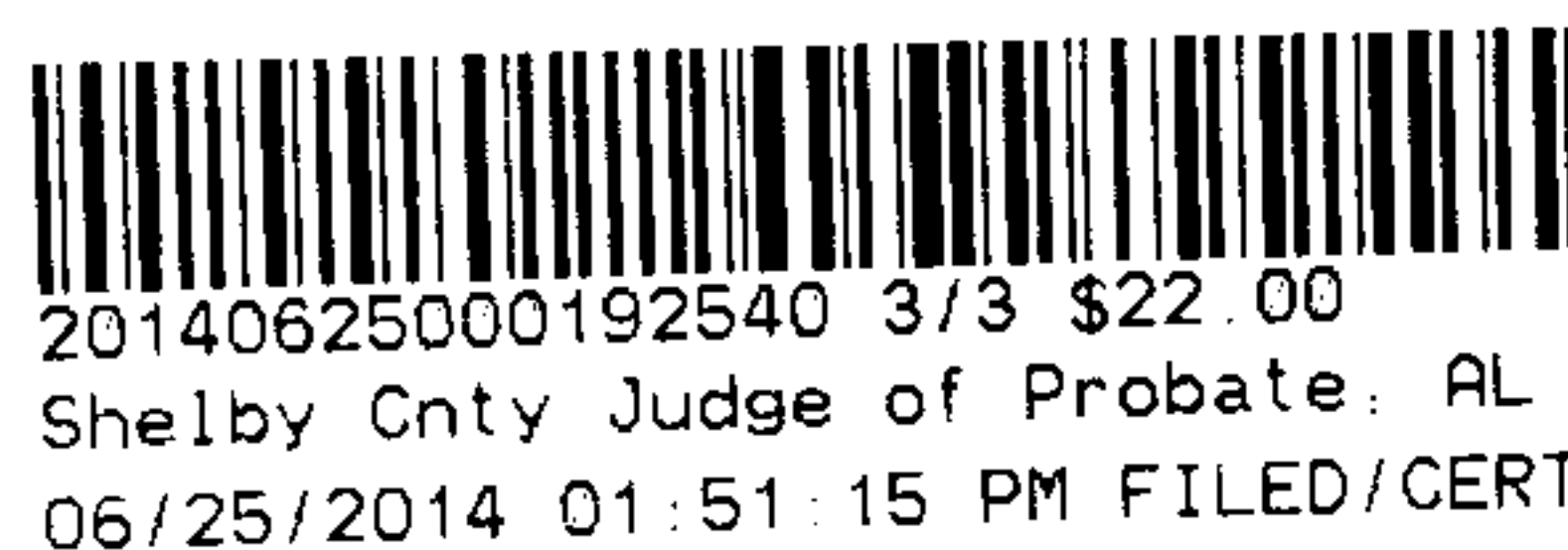
Date: 06/12/14

✓ Print: FREDERICK B. BERREY, JR.

____ Unattested ____
(verified by)

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

5055-14K



Form RT-1