

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Franklin T. Burns, III and Carol F. Burns
1106 Inverness Cove Way
Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,


On this July 14, 2014, That for and in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 (\$175,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JUDY GWIN, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **FRANKLIN T. BURNS, III and CAROL F. BURNS**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 45A, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 2 - Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 36, Page 110 A & B.
7. Restrictions appearing of record in Declaration of Protective Covenants Restrictions, Easements, Rights and Liens for Inverness Cove as recorded in Instrument No. 20061006000521560 and amended in Instrument No. 20060130000047870, but deleting any restrictions based on race, color, creed or national origin.
8. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision in favor of Alabama Power Company as recorded in Instrument No. 20051031000563550.

Shelby County, AL 07/16/2014
State of Alabama
Deed Tax: \$35.00


20140716000216660 1/3 \$55.00
Shelby Cnty Judge of Probate, AL
07/16/2014 08:31:17 AM FILED/CERT

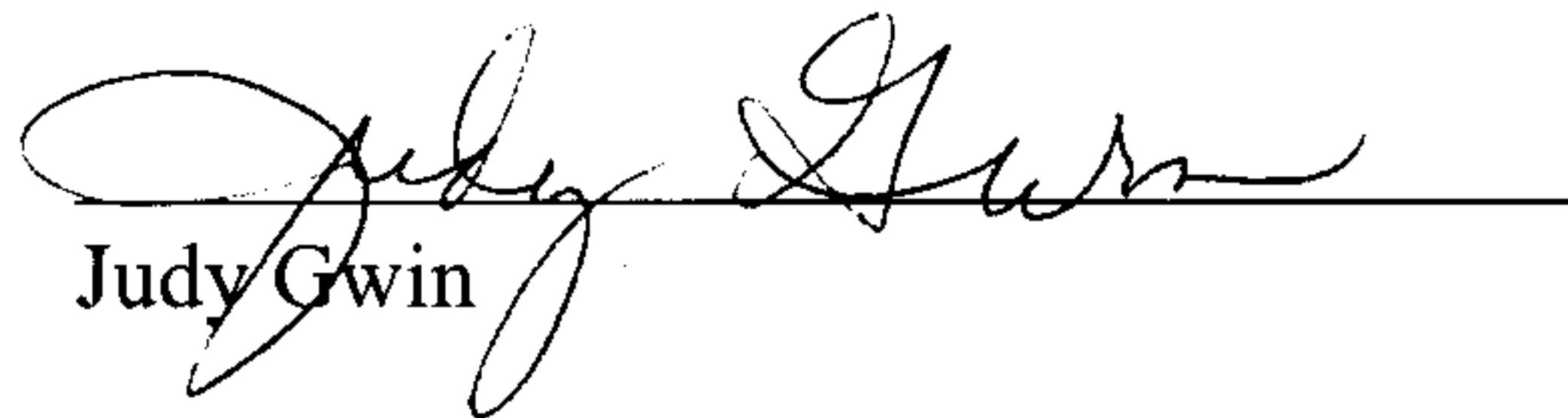
9. Articles of Incorporation of Inverness Cove Residential Association, Inc. as recorded in Instrument No. 20050913000474450.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 14, 2014.

GRANTOR:



Judy Gwin

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Judy Gwin, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Judy Gwin executed the same voluntarily with full authority, on the day the same bears date.


IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 14, 2014.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]


20140716000216660 2/3 \$55.00
Shelby Cnty Judge of Probate, AL
07/16/2014 08:31:17 AM 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 Judy Gwin
Mailing Address 1731 Southpointe Drive
Birmingham, Alabama 35244

Grantee's Name Franklin T. Burns, III
Mailing Address 1106 Inverness Cove Way
Birmingham, Alabama 35242

Property Address 1106 Inverness Cove Way
Birmingham, Alabama 35242

Date of Sale 07/14/14
Total Purchase Price \$ 175,000.00
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)

- | | |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 _____

Print C. Ryan Sparks

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140716000216660 3/3 \$55.00
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Form RT-1