

**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:**

Brice David Byrd and Carol S. Byrd, as Trustees  
4596 Lake Valley Drive  
Hoover, Alabama 35244

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this October 21, 2014**, That for and in consideration of **TWO HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100 (\$202,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **JOHN MICHAEL RUTLAND and MELISSA C. RUTLAND, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **BRICE DAVID BYRD AND CAROL S. BYRD, AS TRUSTEES OF THE BRICE DAVID BYRD FAMILY TRUST DATED MAY 1, 2008**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 34A, according to the Map of Southlake Townhomes, Second Addition, being a resurvey of Lots 21 through 43, a part of Lot 44, and acreage, Southlake Townhomes as recorded in Map Book 13, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 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 Grantors.
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 13, Page 66.
7. A 7.5 easement along the North Property line and 5 foot easement across the Rear of Lot as shown on Survey.
8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Real 160, Page 495 and Real 160, Page 492.
9. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 129, Page 572.
10. Reservation of Mineral and Mining Rights in the Instrument recorded in Deed Book 127, Page 140, and Deed Book 4, Page 542, together with the appurtenant rights to use the surface.
11. Declaration of Covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a townhome association recorded in Real 199, Page 367; Articles of Incorporation of Southlake

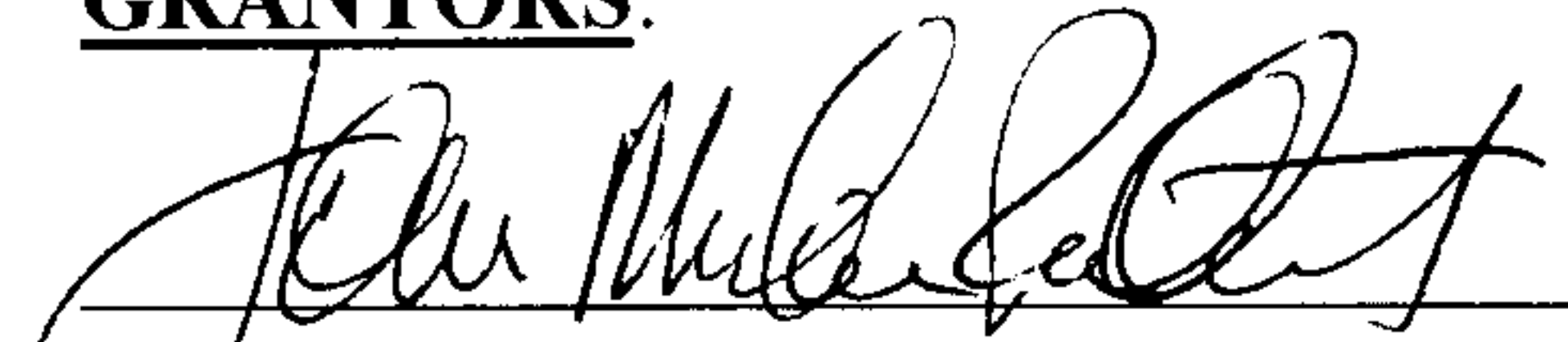

Townhomes Owners' Association, as recorded in Real 199, Page 389 and in By-Laws relating thereto, and in Map Book 12, Page 78.

**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 Grantee, Grantee's heirs and assigns forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of October 21, 2014.


**GRANTORS:**

  
John Michael Rutland  
  
Melissa C. Rutland

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that John Michael Rutland and Melissa C. Rutland, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, John Michael Rutland and Melissa C. Rutland each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of October 21, 2014.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]



20141022000333350 2/3 \$222.50  
Shelby Cnty Judge of Probate, AL  
10/22/2014 10:25:12 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 John Michael Rutland  
Mailing Address Melissa C. Rutland  
4596 Lake Valley Drive  
Hoover, Alabama 35244

Grantee's Name The Brice David Byrd Family Trust  
Mailing Address dated May 1, 2008  
4596 Lake Valley Drive  
Hoover, Alabama 35244

Property Address 4596 Lake Valley Drive  
Hoover, Alabama 35244

Date of Sale 10/21/14  
Total Purchase Price \$ 202,500.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ 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

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

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20141022000333350 3/3 \$222.50  
Shelby Cnty Judge of Probate, AL  
10/22/2014 10:25:12 AM FILED/CERT