

**No Title Search**

This instrument prepared by:

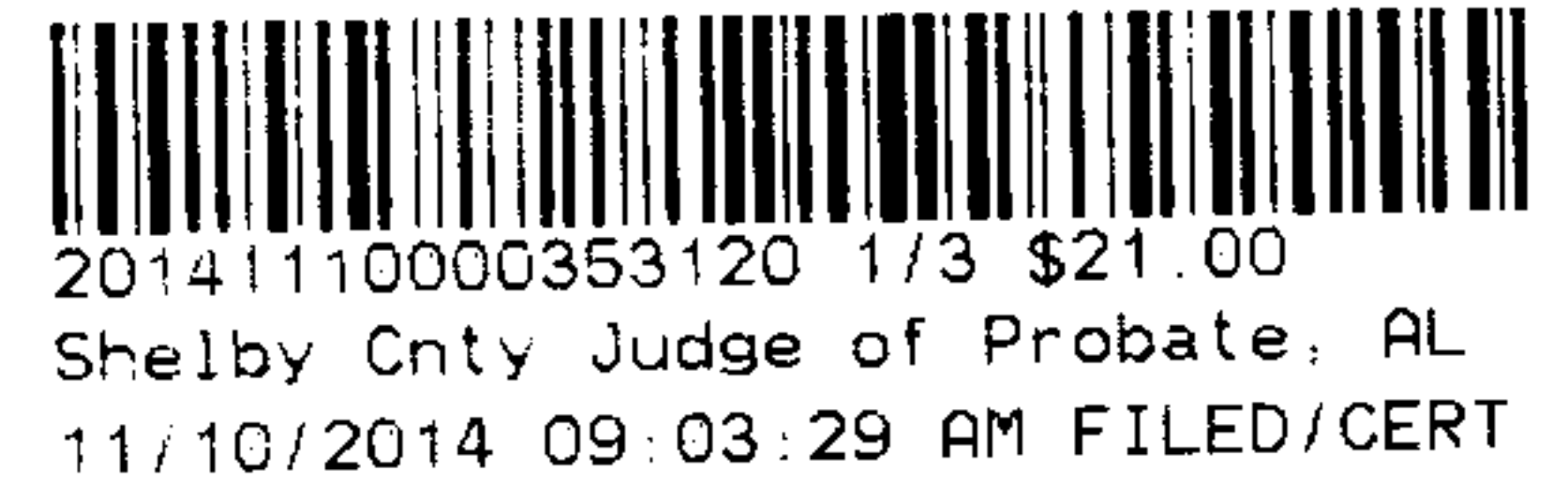
ROBERT C. BARNETT  
2107 5<sup>th</sup> Avenue North  
Birmingham, AL 35203

Send tax notice to:

Byra Barrett  
2064 Highview Way  
Calera, AL 35040

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA        )**  
**SHELBY COUNTY         )**



**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of Ten Dolllars **(\$10.00)** and the execution of a purchase money mortgage in the amount of One Hundred Twenty Five Thousand Dollars **(\$125,000.00)** to the undersigned grantor, Robert C. Barnett, a married man, in hand paid by the grantee herein, does grant, bargain, sell and convey unto Byra Barrett (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama:

**Lot 982, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.**

Subject to:

- 1) Taxes for 2015 which are not yet due and payable.
- 2) Subject to all restrictions, reservations, covenants, easements, rights of way appearing on Map of record in Map Book 36, Page 15 A & B in the Probate Office of Shelby County, Alabama.
- 3) Restrictions, Covenants and Conditions as set out in Instrument(s) of record in Inst. No. 20051115000597140 in the Probate Office.
- 4) Right(s) of Way(s) granted to Town of Calera by Instrument recorded in Instrument No. 2001-36236.
- 5) Easement(s) to Alabama Power Company as shown by Instrument recorded in Inst. No. 20051115000597140.
- 6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. No 20021115000570760 and corrected in Inst. No. 20030604000346100 and 1995-1640 and Inst. No. 20031135000772700 and in Real 345, Page 744.
- 7) Grant to the State of Alabama for railroad, as recorded in Real 278, Page 5.
- 8) Terms and Conditions, as recorded in Inst. 1995, Page 1640.
- 9) Release(s) of Damages as set out in Instrument(s) recorded in Inst. No. 1995-1640, Real Book 345, Page 744 and Inst. No. 200511280000611950.
- 10) Terms, Conditions and Provisions contained in the deed from Gulf States Paper Corporation to Waterford, LLC including rights reserved as to timber harvesting, as set out and recorded in Inst. No. 20021115000570760 and corrected in Inst. No. 20030604000346100.
- 11) Terms, Conditions and Provisions contained in the deed from Gulf States Paper Corporation to Mitzi. R. Reamer including all rights reserved as to timber harvesting, as set out and recorded in Inst. No. 20031125000772700.
- 12) Deed to Louisville and Nashville Railroad as recorded in Book T, Page 655.
- 13) Easements to Alabama Power Company recorded as Inst. No. 200510321000564210 and Inst. No. 20051031000564200.
- 14) Any and all homeowners' association dues, fees or assessments which may affect the insured property described herein.
- 15) Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure



20141110000353120 2/3 \$21.00  
 Shelby Cnty Judge of Probate, AL  
 11/10/2014 09:03:29 AM FILED/CERT

evidenced by Mortgage Foreclosure Deed dated January 21, 2014, recorded in Instrument NO. 20140207000035430. The Company does not attempt to set out the names of all parties entitled to redeem and by accepting this commitment/policy, the insured releases the Company and its agent of any such obligations. The Company insures the lender against all loss arising out of the exercise of any outstanding right of redemption.

The purchaser has made an inspection of the property and is satisfied that the property is sufficient for the purchaser's intended use. The Seller makes no expressed or implied warranty as to the condition of the property, as the same is being sold "AS-IS".

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances whatsoever created by, from, through or under the Grantor.

This property does not constitute the homestead of the Grantor or his spouse.

IN WITNESS WHEREOF, I have set my hand & seal this 6<sup>th</sup> day of November, 2014.

John Frazier  
 Witness

Robert C. Barnett  
 Robert C. Barnett

STATE OF ALABAMA     )  
 JEFFERSON COUNTY    )

I, the undersigned, Jo Ann Frazier, a Notary Public in and for said County, in said State, hereby certify that Robert C. Barnett, a married man, whose name 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 he has executed, with full authority, the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of November, 2014.

Jo Ann Frazier  
 Notary Public  
 My Commission Expires 11-3-2016



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Robert Barnett  
2107 5th Ave N.  
Shem. AL 35203

Grantee's Name  
Mailing Address

Dyn Barrett  
2064 High View Way  
Calera AL 35040

Property Address

2064 High View Way  
Calera AL  
35040

Date of Sale

125.000.00

Total Purchase Price \$

Same

or

Actual Value

\$ 125.000

or

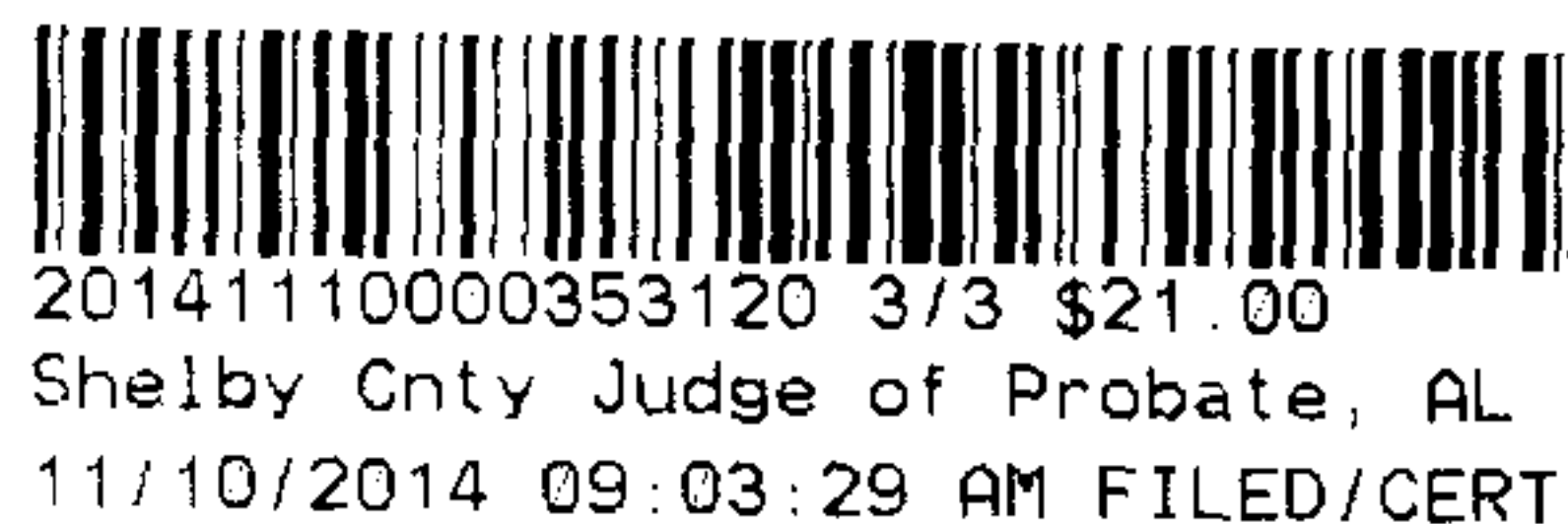
Assessor's Market Value \$

125.000

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 11-10-14

Print

Dyn Barrett

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1