

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Seven Thousand Five Hundred and no/100 Dollars (\$107,500.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DEBRA K. FULMER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LAURA C. KIMBROUGH (Probate Case No. PR-2015-000368), CHARLES R. KIMBROUGH, JR., a married man, DEBRA K. FULMER, a married woman AND JULIA C. KIMBROUGH, a married woman** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **FORVIC, LLC** (herein referred to as "Grantee") the following described real estate situated in Helena, Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Braelinn Village, Phase II, as recorded in Map Book 13, page 125, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

BEING the same property conveyed to Carol M. Kimbrough from James D. Mason d/b/a Mason Construction Company, by Deed dated December 21, 1989, and recorded on December 27, 1989, in Book 271, Page 824, in the Probate Office of Shelby County, Alabama. Carol M. Kimbrough and Laura C. Kimbrough are one and the same.

Subject property does not constitute the homestead of the grantors nor that of their respective spouses.

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 Helena, 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 St. Patrick Place, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 7.5 feet on the easterly side and a part of a 65 foot Southern Natural Gas easement along the rear.**
3. **Restrictions, covenants, and conditions as set out in Real 258, page 245, 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.**
4. **Restrictions, limitations and conditions as set out in Plat Book 13, page 125, in the Probate Office of Shelby County, Alabama.**
5. **Easement(s) granted to Alabama Power Company as set out in Real 220, page 449, Real 167, page 419, and Real 258, page 712, in the Probate Office.**
6. **Agreement with Alabama Power Company as to underground cables recorded in Real 166, page 64, and covenants pertaining thereto recorded in Real 166, page 77, in Probate Office.**

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this the 1st day of July, 2015.

**DEBRA K. FULMER AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
LAURA C. KIMBROUGH**

WITNESS

By: Debra K. Fulmer {L.S.}

WITNESS

As Personal Representative of the
Estate of Laura C. Kimbrough
Charles R. Kimbrough, Jr. {L.S.}

Debra K. Fulmer {L.S.}
Debra K. Fulmer

~~Julia C. Kimbrough~~ {L.S.}
~~Julia C. Kimbrough~~

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall ~~Warrant and Defend~~ the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this the 1st day of July, 2015.

WITNESS

WITNESS

~~DEBRA K. FULMER AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
CAROL M. KIMBROUGH~~

By: _____ {L.S.} *DK*

_____ (name/title)

CRK ~~Charles R. Kimbrough, Jr.~~ _____ {L.S.}

~~Debra K. Fulmer~~ _____ {L.S.} *DK*

Julia Kimbrough _____ {L.S.}

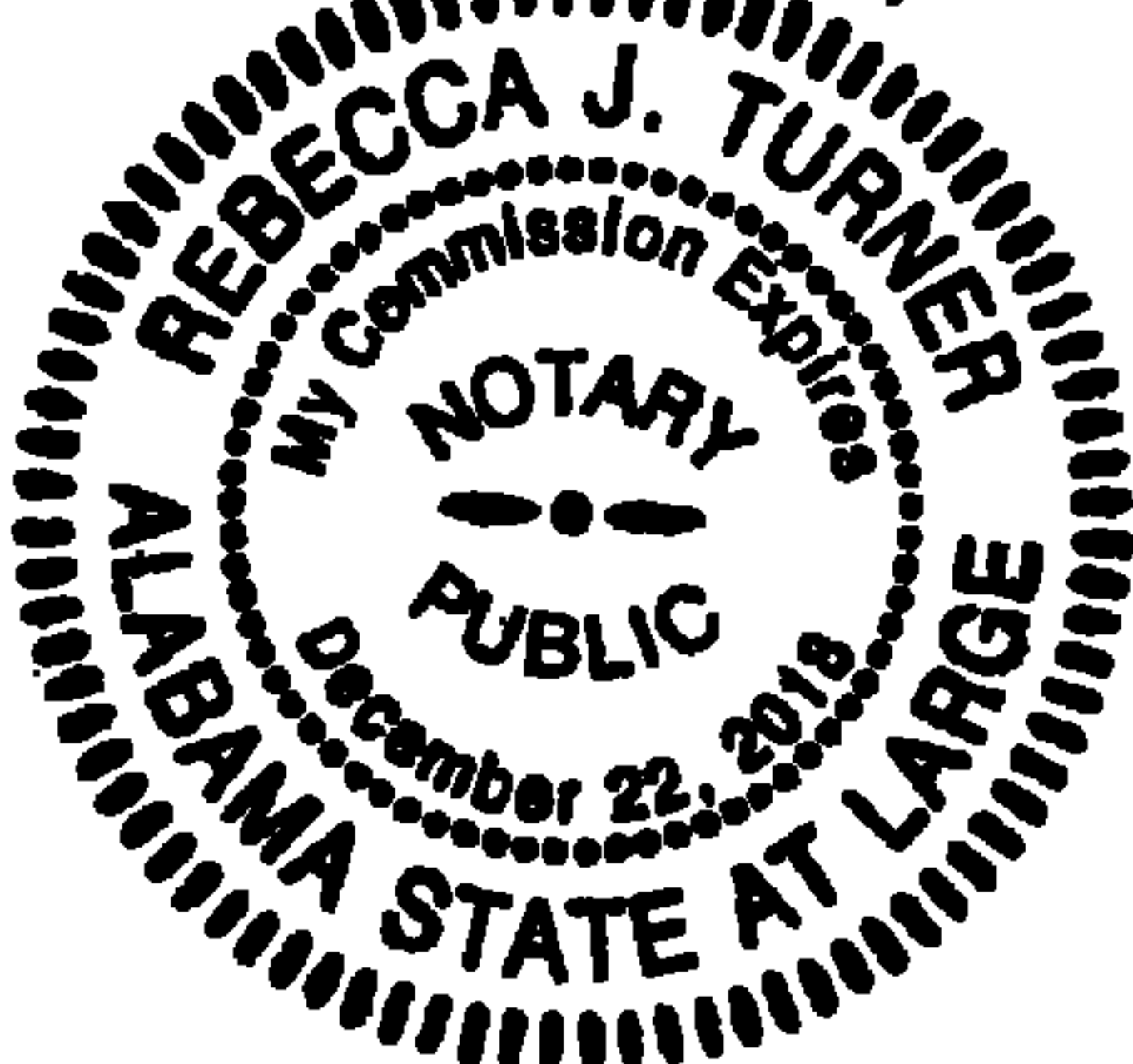
Julia C. Kimbrough

STATE OF ALABAMA

COUNTY OF Shelby

DK *CRK* I, the undersigned notary public, in and for said county and state, hereby certify that ~~Debra K. Fulmer as personal representative of the Estate of Carol M. Kimbrough, Charles R. Kimbrough, Jr., Debra K. Fulmer and Julia C. Kimbrough~~, whose names are signed to the foregoing conveyance, and who ~~are~~ ^{is} known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, ~~they~~ ^{she} executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of July, 2015.



Rebecca J. Turner

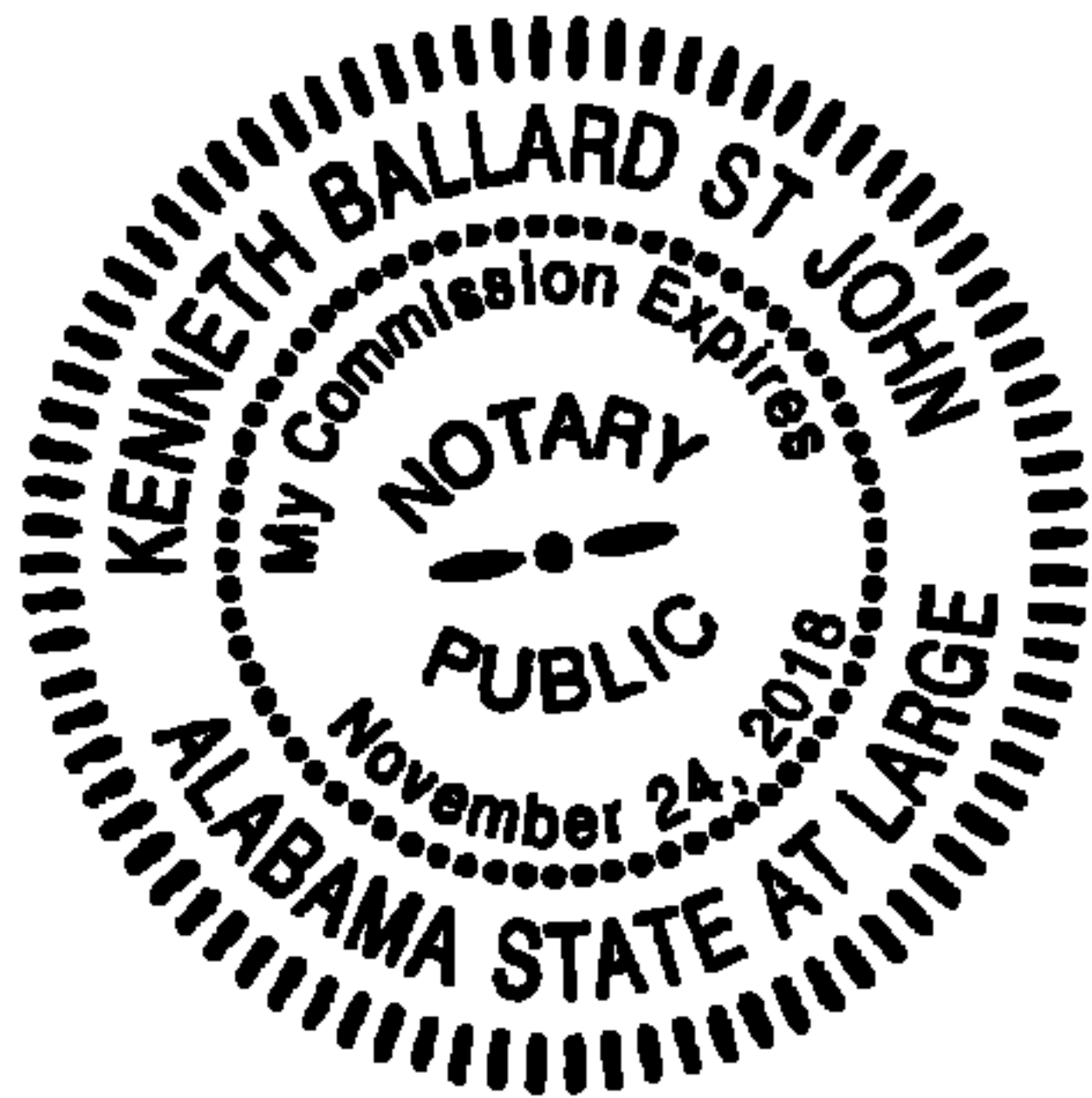
Notary Public

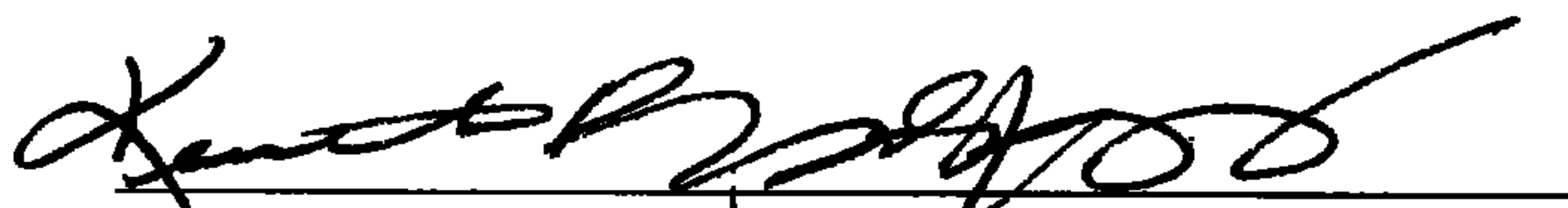
My commission expires 12/22/2018

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Debra K. Fulmer**, whose name is signed to the foregoing conveyance, as **personal representative of the Estate of Laura C. Kimbrough**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, and with full authority in her capacity as as personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of July, 2015.




Notary Public Kenneth Ballard St. John
My commission expires 11/24/2018

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Charles R. Kimbrough, Jr., and Debra K. Fulmer**, whose names are signed to the foregoing conveyance, and who 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 the 1st day of July, 2015.

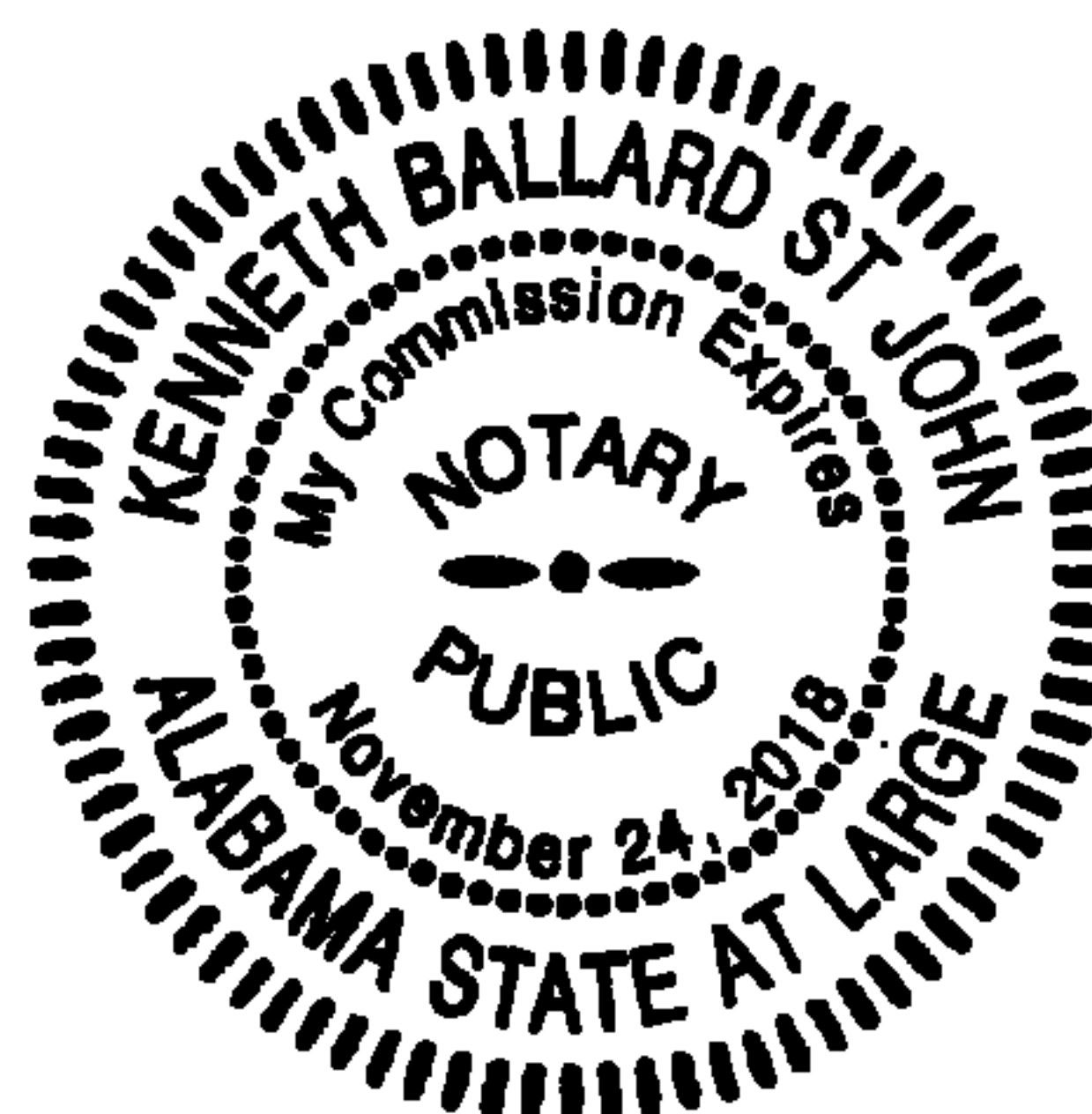

Notary Public Kenneth Ballard St. John
My commission expires 11/24/2018

GRANTEE'S MAILING ADDRESS:

549 Lake Colony Drive
Vestavia, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-06-4707



Real Estate Sales Validation Form

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

Grantor's Name: Debra K. Fulmer,
as personal representative of the Estate of Laura C. Kimbrough

Mailing Address

105 Sterling Gate Dr.
Alabaster, AL
35007

Grantee's Name: Forvic, LLC

Mailing Address

549 Lake Colony Dr.
Vestavia, AL
35242

Property Address 2812 St. Patrick Place
Helena, AL 35080

Date of Sale 7/1/15
Total Purchase Price \$107,500.00

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 evidenced: (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 7/1/15

Unattested

[Signature]

Print

Rebecca J. Turner

Sign

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2015 04:01:08 PM
\$133.50 CHERRY
20150707000229070

[Signature]