This instrument was prepared by:
Josh L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Steven W. Brannum
Karen S. Brannum
2101 Kirkman Drive
Birmingham, AL 35242

## <u>CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor</u>

Survivor	
STATE OF ALABAMA)	20150716000241430 1/3 \$224.00 20150716000241430 of Probate; AL
SHELBY COUNTY )	20150716000241430 1/3 322 20150716000241430 1/3 322 Shelby Cnty Judge of Probate, AL Shelby Cnty Judge of Probate, AL 07/16/2015 08:57:10 AM FILED/CERT
That in consideration of <u>Four Hundred Twenty E</u>	ight Thousand Nine Hundred
Ninety and No/100 to the undersigned grantor, SB DEV. CORP., an Ala	abama corporation, (herein referred to as GRANTOR) is hereby acknowledged, the said GRANTOR does be Steven W. Brannum and Karen S. Brannum
their joint lives and upon the death of either of them, every contingent remainder and right of reversion, County, Alabama, to-wit:	, (herein referred to as Grantees), for and during then to the survivor of them in fee simple, together with the following described real estate, situated in Shelb
SEE ATTACHED EXHIBIT "A" FOR LEGAL	L DESCRIPTION.
\$225,000.00 of the purchase price recited closed simultaneously herewith.	above is being paid by a mortgage loan
heirs and assigns forever, it being the intention of the hereby created is severed or terminated during the jo- herein survives the other, the entire interest in fee sim- survive the other, then the heirs and assigns of the gran	OR, by its Authorized Representative, who is authorized t
	SB DEV. CORP.
SKATE STATE STATE OF	By: Authorized Representative
STATE OF ALABAMA)  JEFFERSON COUNTY)	Shelby County, AL 07/16/2015 State of Alabama Deed Tax:\$204.00
Levi Mixon, whose name corporation, is signed to the foregoing conveyance and day to be effective on the _6th _ day of July	n and for said County, in said State, hereby certify that as Authorized Representative of SB DEV. CORP., and who is known to me, acknowledged before me on the
Given under my hand and official seal this 6	th day of July
My Commission Expires: 09/15/2016	Notary Public Oyn (III)

## EXHIBIT "A"

Lot 16, according to the Survey of Kirkman Preserve, Phase 3, as recorded in Map Book 44, Page 58 A&B, in the Probate Office of Shelby County, Alabama.

- 1. Taxes for the current year not yet due and payable;
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map;
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
- 4. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson) and Inst. No. 2014-7824;
- 5. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365;
- 6. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262; Rights of others in and to the use of easements for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529;
- 7. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990;
- 8. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams;
- 9. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama;
- 10. Declaration of Covenants, Conditions and Restrictions as recorded in Inst. No. 2014-3114;
- 11. Restrictions appearing of record in Inst. No. 2014-24466 and Inst. No. 2015-9129.

## Real Estate Sales Validation Form

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

Granto	or's Name	SB Dev. Corp.	
Mailin	g Address	3545 Market Street Hoover, AL 35226	
Grante	e's Name	Steven W. Brannum Karen S. Brannum	
Mailin	g Address	2101 Kirkman Drive Birmingham, AL 35242	
Proper	ty Address	2101 Kirkman Drive Birmingham, AL 35242	
Date o	f Sale	July 6, 2015	7.4
or Act	Purchase Price ual Value \$ essor's Market Value	\$428,990.00 \$	20150716000241430 3/3 \$224.00 Shelby Cnty Judge of Probate, AL 07/16/2015 08:57:10 AM FILED/CERT
If the c	Bill of Sale Sales Contract Closing Stateme	ent	be verified in the following documentary evidence: (check one) _Appraisal _Other  ns all of the required information referenced above, the filing of this form
-			· · · · · · · · · · · · · · · · · · ·
	or's name and mailing addre g address.	ess – provide the name of th	Instructions ne person or persons conveying interest to property and their current
Grante	e's name and mailing addre	ess – provide the name of th	ne person or persons to whom interest to property is being conveyed.
Proper	ty address - the physical ad	dress of the property being	conveyed, if available.
Date of	f Sale – the date on which is	nterest to the property was	conveyed.
	Purchase price – the total and for record.	nount paid for the purchase	of the property, both real and personal, being conveyed by the instrumen
instrun	* * * *		e of the property, both real and personal, being conveyed by the appraisal conducted by a licensed appraiser or the assessor's current
the pro	perty as determined by the	local official charged with	current estimate of fair market value, excluding current use valuation, of the responsibility of valuing property for property tax purposes will be Alabama 1975 § 40-22-1 (h).
unders		~	mation contained in this document is true and accurate. I further y result in the imposition of the penalty indicated in Code of Alabama
Date	July 6, 2015	Print:	Joshua L. Hartman
Unatte	sted (verifie	Sign:	(Grantor/Grantee/Owner/Agent) encle one