


Send tax notice to:
Michael R. Brunson and Sharon G. Brunson
1058 Williams Trace
Birmingham, AL 35242

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)


20160428000140050 1/3 \$520.00
Shelby Cnty Judge of Probate, AL
04/28/2016 11:14:42 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thousand Dollars (\$500,000.00) and other good and valuable considerations (which value has been verified by closing statement) in hand paid to **JAMES CANTRELL**, a married man ("Grantor"), whose address is 3136 Pine Ridge Road, Birmingham, Alabama 35213, by **MICHAEL R. BRUNSON and wife, SHARON G. BRUNSON** ("Grantee"), whose address is 1058 Williams Trace, Birmingham, Alabama 35242, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the real estate (the "Property") located on Colleton Lake Road and situated in Shelby County, Alabama, which is more particularly described as follows, to-wit:

A parcel of land in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 East and the North $\frac{1}{2}$ of Section 7, Township 19 South, Range 2 East, more particularly described as follows:

Commence at the Northwest corner of Section 7, Township 19 South, Range 2 East; thence run South along the West line of Section 7 for a distance of 871.69 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 447.05 feet; thence turn an angle to the right of 88 degrees 14 minutes and run West for a distance of 300.00 feet; thence turn an angle to the left of 45 degrees and run Southwest for a distance of 315.41 feet; thence turn an angle to the left of 147 degrees 35 minutes 17 seconds and run Northeast for a distance of 1485.32 feet; thence turn an angle to the right of 41 degrees 44 minutes 39 seconds and run Southeast for a distance of 995.47 feet; thence turn an angle to the left of 87 degrees 37 minutes 09 seconds and run Northeast for a distance of 276.20 feet; thence turn an angle to the left of 79 degrees 17 minutes 56 seconds and run Northwest for a distance of 481.99 feet; thence turn an angle to the left of 08 degrees 56 minutes 51 seconds and run Northwest for a distance of 266.21 feet; thence turn an angle to the left of 16 degrees 45 minutes 20 seconds and run Northwest for a distance of 496.09 feet; thence turn an angle to the left of 17 degrees 33 minutes 30 seconds and run West for a distance of 871.80 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 04/28/2016
State of Alabama
Deed Tax: \$500.00


TOGETHER WITH all rights conveyed in the grant of non-exclusive perpetual easement by Hall and Lucille Thompson to Colleton, an Alabama general partnership, recorded as Instrument #1995-7790 in the Probate Office of Shelby County, Alabama

Grantor hereby certifies that the Property does not constitute his homestead (as defined by Section 6-10-2, et seq, of the Code of Alabama, 1975).

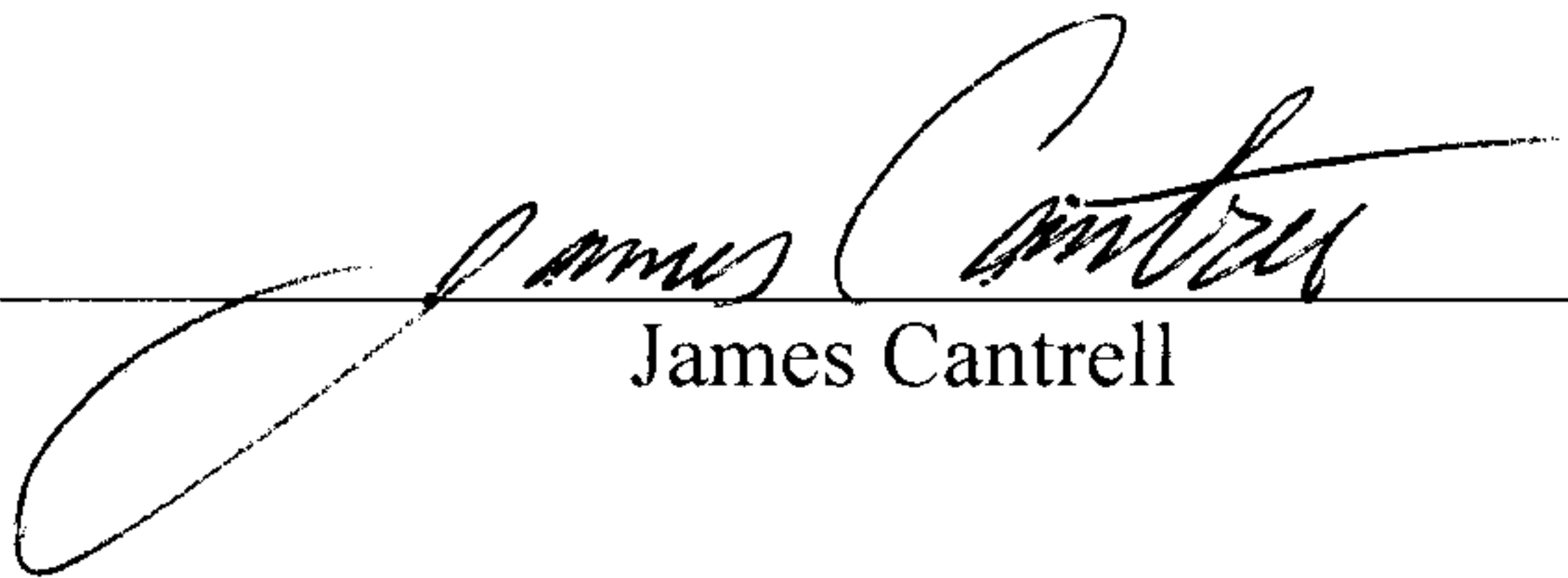
Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the following:


1. Ad valorem taxes for 2016 and subsequent years, not yet due and payable
2. 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
3. Covenants, conditions, restrictions, right of first refusal, easements, liens for assessments, and architectural guidelines contained in Declaration of Easements, Protective Covenants, and Restrictions for Colleton Lake recorded in Instrument No. 1996-04784, as amended in Instrument No. 2000-14017, in the Probate Office of Shelby County, Alabama
4. Right-of-way granted to Alabama Power Company recorded in Instrument No. 1998-4873 and Instrument No. 2001-9974 in said Probate Office
5. Easement to Ayers Investments, Inc. recorded in Book 351, page 732, in said Probate Office
6. Title to that portion of the Property within any road right-of-ways
7. Riparian rights associated with Colleton Lake under applicable state and/or federal law
8. Non-exclusive ingress egress easement recorded in Instrument No. 1995-7790 in said Probate Office
9. Articles of Organization for Colleton Lake Residential Association recorded in Instrument No. 9602-1931 in said Probate Office
10. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record
11. All matters that would be revealed by an accurate survey or physical inspection of the Property


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IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 25th day of April, 2016.

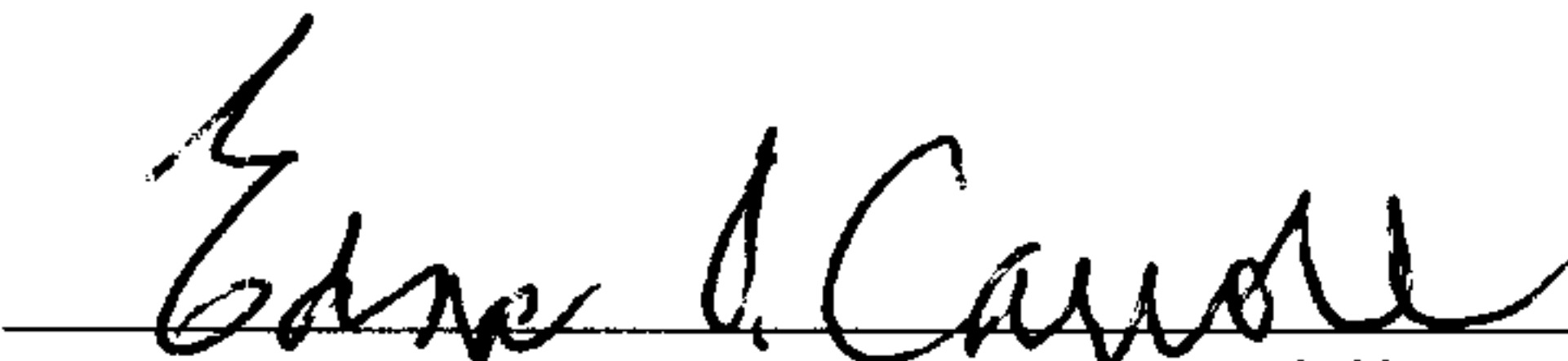

James Cantrell

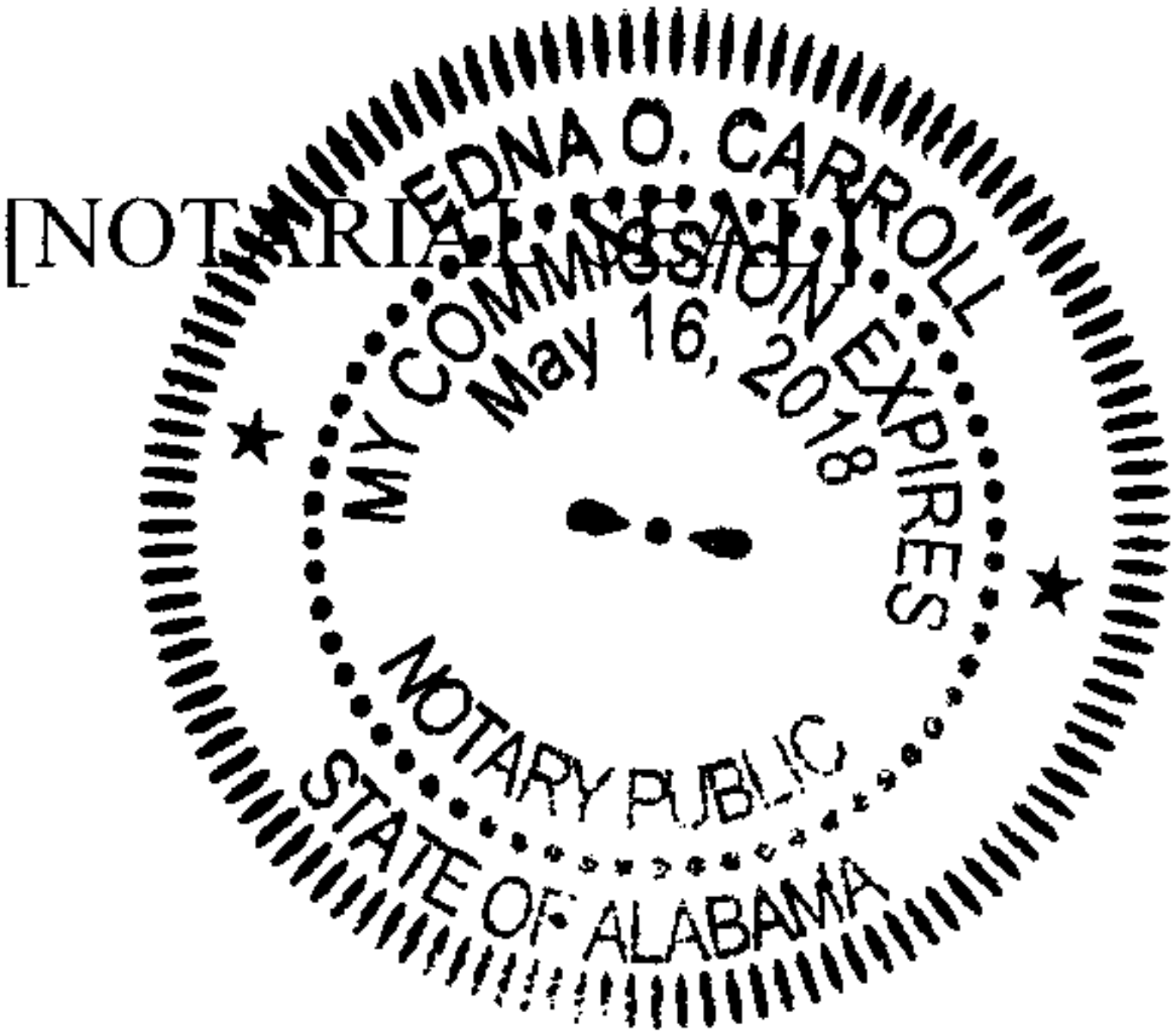
STATE OF ALABAMA)
 :
JEFFERSON COUNTY)


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I, the undersigned, a notary public in and for said county in said state, hereby certify that James Cantrell, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 25th day of April, 2016.


Notary Public



My commission expires: _____