

This Instrument was Prepared by:
Amye von Seebach, Esq.
One Independence Plaza, Suite 416
Homewood, AL 35209

Send Tax Notice To: Lestra Corey
5421 Crossings Lake Circle
Hoover, AL 35242

After Recording Return To:
Brightline Title of Alabama, LLC
One Independence Dr. Suite 416
Homewood, AL 35209

GENERAL WARRANTY DEED

State of Alabama)
 Know All Men by These Presents:
Shelby County)

That in consideration of the sum of Four Hundred Sixty Four Thousand Five Hundred Dollars (\$464,500.00) the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantors (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Ann S. Burnick a/k/a Ann S. Burnick Marks and Jeffrey Steven Marks, wife and husband**, whose mailing address is 4705 Forest Drive, Birmingham, AL 35213 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lestra Corey**, whose mailing address is 5421 Crossings lake Circle, Hoover, AL 35242 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 5421 Crossings lake Circle, Hoover, AL 35242; to wit;

REAL PROPERTY IN THE COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS
FOLLOWS:

**LOT 499-A, ACCORDING TO THE RESURVEY OF LOTS 498, 499 AND 500,
CALDWELL CROSSINGS, FOURTH SECTOR, PHASE ONE, AS RECORDED IN
MAP BOOK 36, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**

\$417,000.00 of the proceeds for this purchase comes from a purchase money mortgage being executed simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.


Such state of facts as shown on subdivision plat recorded in Book 36, Page 90.

Right of way granted to Alabama Power Company as set forth in Inst. Nos. 20050803000391990, 20050803000391980, 20060201000052420, 20040204000067770, Book 220 at page 67 and Book 217 at page 750.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 3192, page 293. Anything to the contrary notwithstanding, this policy, (policy to be issued if in a commitment), does not attempt to set out any ownership interest in any oil, gas, and minerals or any rights in connection therewith, and said oil, gas, and minerals interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured. Nothing herein shall insure against loss or damage resulting from subsidence.

Agreement with City of Hoover in Instrument No. 20050322000127490, in the Probate Office of Shelby County, Alabama.

Easement as shown in Instrument No. 1993-31528 and Instrument No. 1993-31529, in the Probate Office of Shelby County, Alabama.


20160907000324440 1/3 \$69.50
Shelby Cnty Judge of Probate, AL
09/07/2016 11:39:12 AM FILED/CERT

Shelby County, AL 09/07/2016
State of Alabama
Deed Tax: \$47.50

Riparian and other rights created by the fact that subject property lies adjacent to Moon Glow Lake.

Easement to City of Hoover in Instrument No. 2000-25987, in the Probate Office of Shelby County, Alabama.

Memorandum of Lease to Foresite LLC in Instrument No. 20021217000632730, in the Probate Office of Shelby County, Alabama.

Subject to Covenants, conditions and restrictions, if any (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. Nos. 20060426000194880, 20050413000172750, 20050322000127490, 1997-23467 and Misc. Volume 27 at page 381, and amendment recorded in Inst. No. 20060516000230000, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of August, 2016.


Ann S. Burnick a/k/a/ Ann S. Burnick Marks


Jeffrey Steven Marks

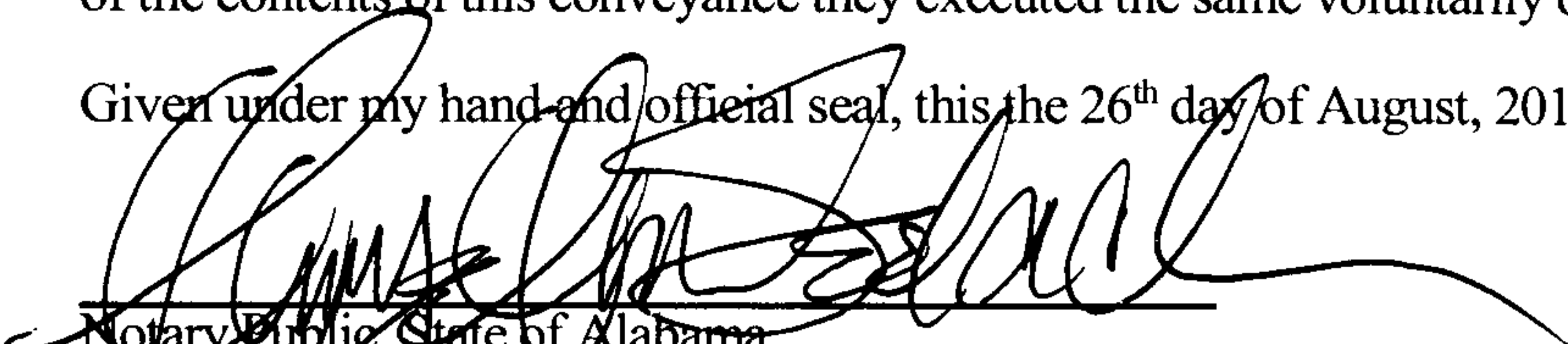
State of Alabama)

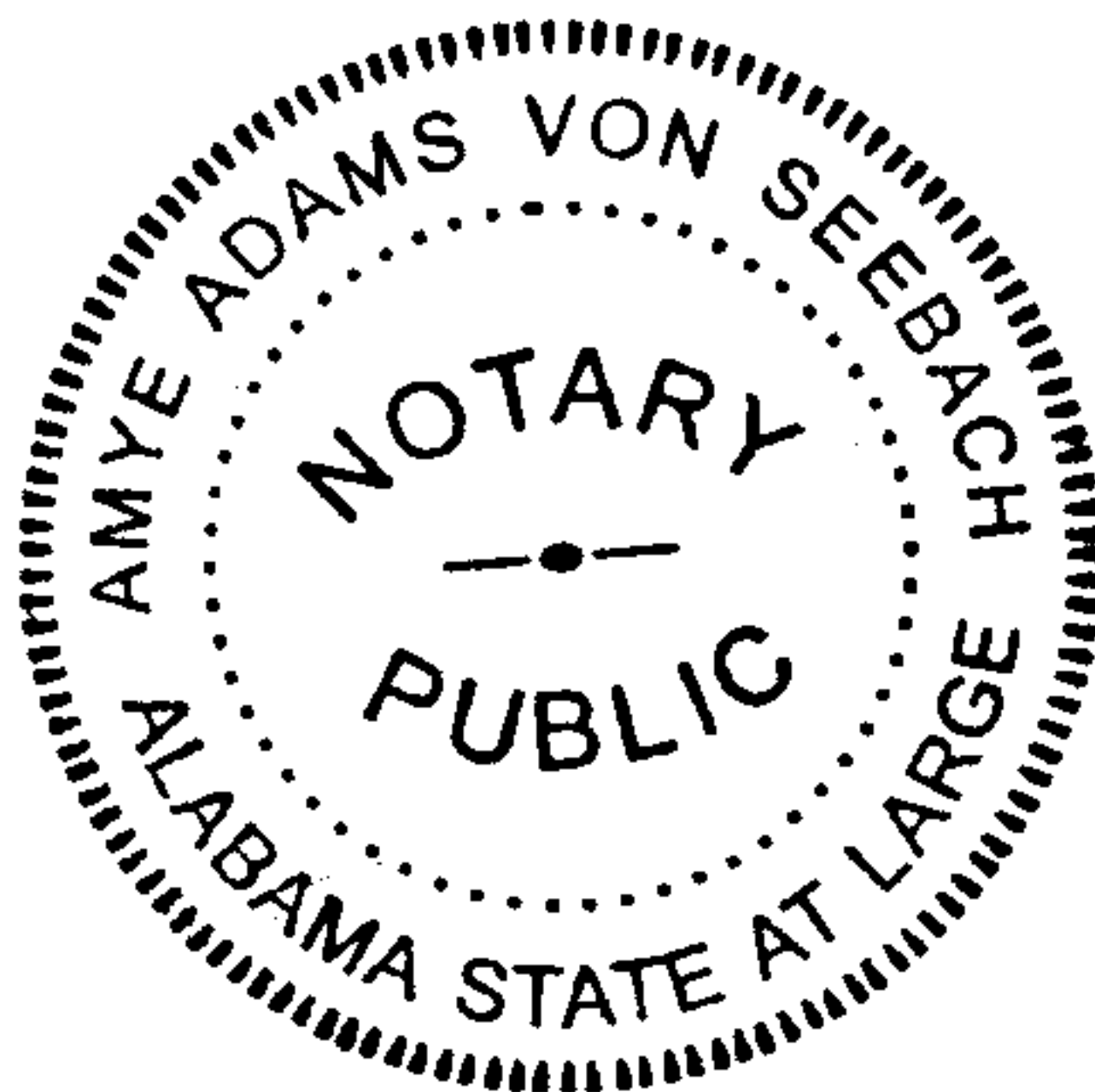
Jefferson County)


General Acknowledgment

I, **Amye Adams von Seebach**, a Notary Public in and for the said County, in said State, hereby certify that, **Ann S. Burnick a/k/a Ann S. Burnick Marks and Jeffrey Steven Marks, wife and husband**, 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of August, 2016


Notary Public, State of Alabama
Amye Adams von Seebach
My Commission Expires: June 17, 2017




20160907000324440 2/3 \$69.50
Shelby Cnty Judge of Probate, AL
09/07/2016 11:39:12 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: Ann S. Burnick Marks
Mailing Address: 4705 Round Forest Dr.
Birmingham, AL

Grantee's Name: Lestra Corey
Mailing Address: 5421 Crossings Lake Circle
Hoover, AL 35242

Property Address: 5421 Crossings Lake Circle
Hoover, AL 35242

Date of Sale: August 26, 2016
Total Purchase Price: \$464,500.00
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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract Other | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Closing Statement | |

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: 8/26/2016

Unattested Karen Lynn
(verified by)

Print: Amge Adams Seebach
Sign: [Signature]
(Grantor/Grantee/Owner/Agent circle one)

