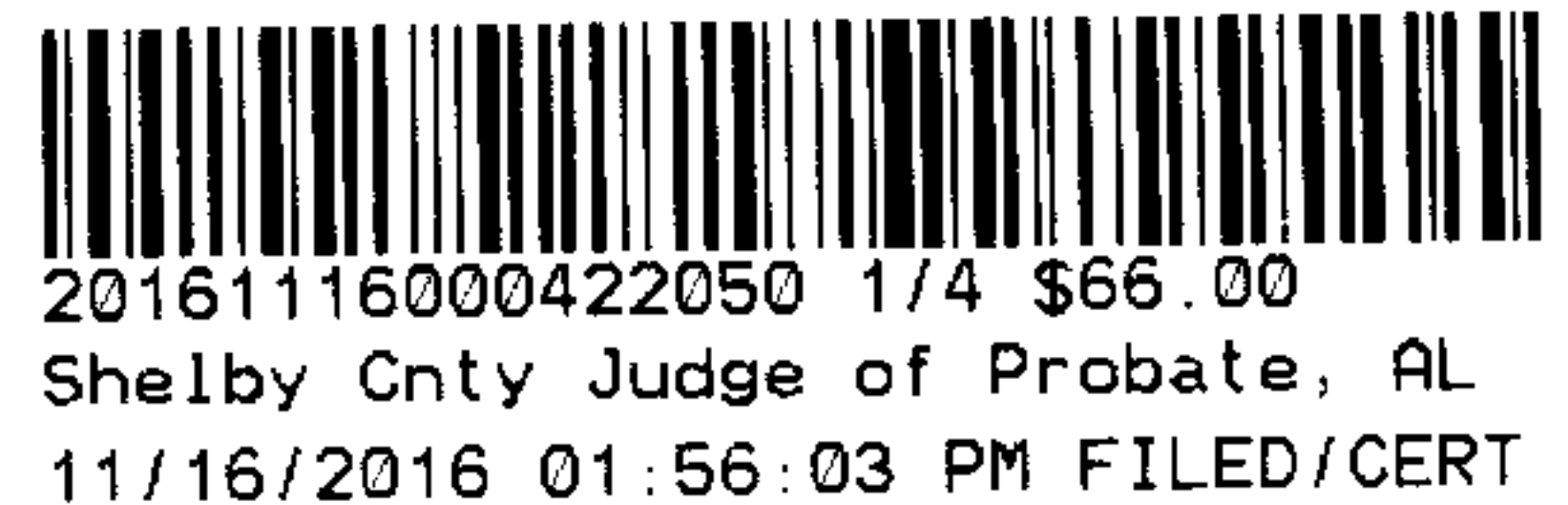


This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

C. Michael Sayles
138 Braxton Way
Pelham, Alabama 35124



WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this November 15, 2016, That for and in consideration of **ONE HUNDRED SIXTY NINE THOUSAND AND NO/100 (\$169,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **LAURA L. BRABEC, an unmarried woman, CYNTHIA K. TRUBEE, a married woman, and DEBORAH RUSSELL, a married woman**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **C. MICHAEL SAYLES**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 81, according to the amended map and resurvey of the final plat, Stratford Place, Phase III, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 14, Page 38.
7. 25 foot building setback line and 15 foot private access easement along the North of property and 10 foot public utility easement along Braxton Way as shown on recorded plat of said subdivision.
8. Protective Covenants and Restrictions as set out in Real Book 252, Page 269.
9. Restrictive Covenants to Alabama Power Company as recorded in Real Vol. 298, Page 886.
10. Transmission line permit to Alabama Power Company as recorded Deed Book 101, Page 551.
11. Water and Sewer Easement to the City of Pelham as recorded in Vol. 111, Page 673.
12. Easement to Alabama Power Company as recorded in Real Vol. 127, Page 63.
13. Underground agreement with Alabama Power Company as recorded in Real Vol. 298, Page 912.

Laura L. Brabec and Cynthia K. Trubee and Deborah Russell are the surviving grantees of that deed recorded in Instrument 20080625000260090 in Shelby County, Alabama. The other grantee, Albert J. Brabec, having died on or about the April 6, 2015.

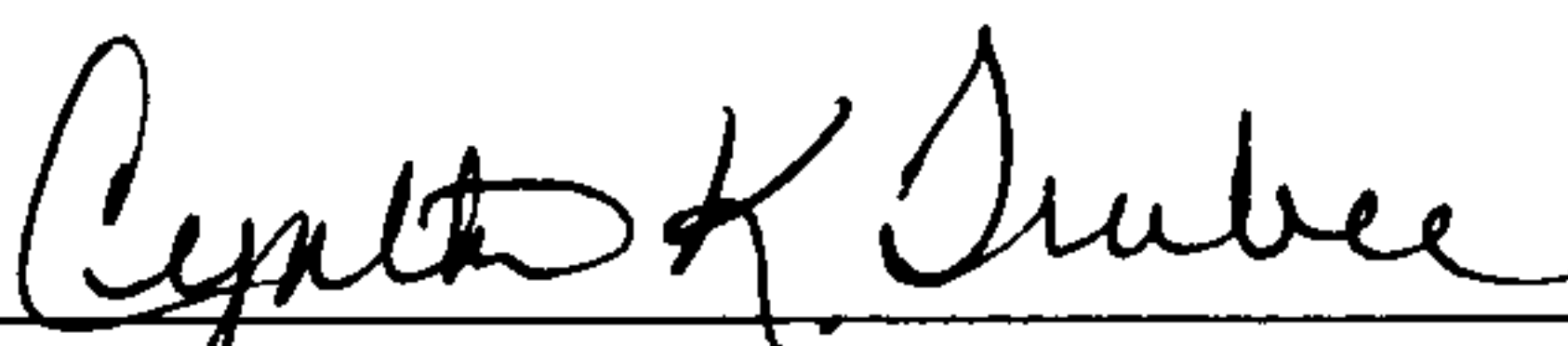
THE PROPER CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF CYNTHIA K. TRUBEE NOR THE HOMESTEAD OF DEBORAH RUSSELL NOR THE HOMESTEAD OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 10, 2016.


GRANTOR:

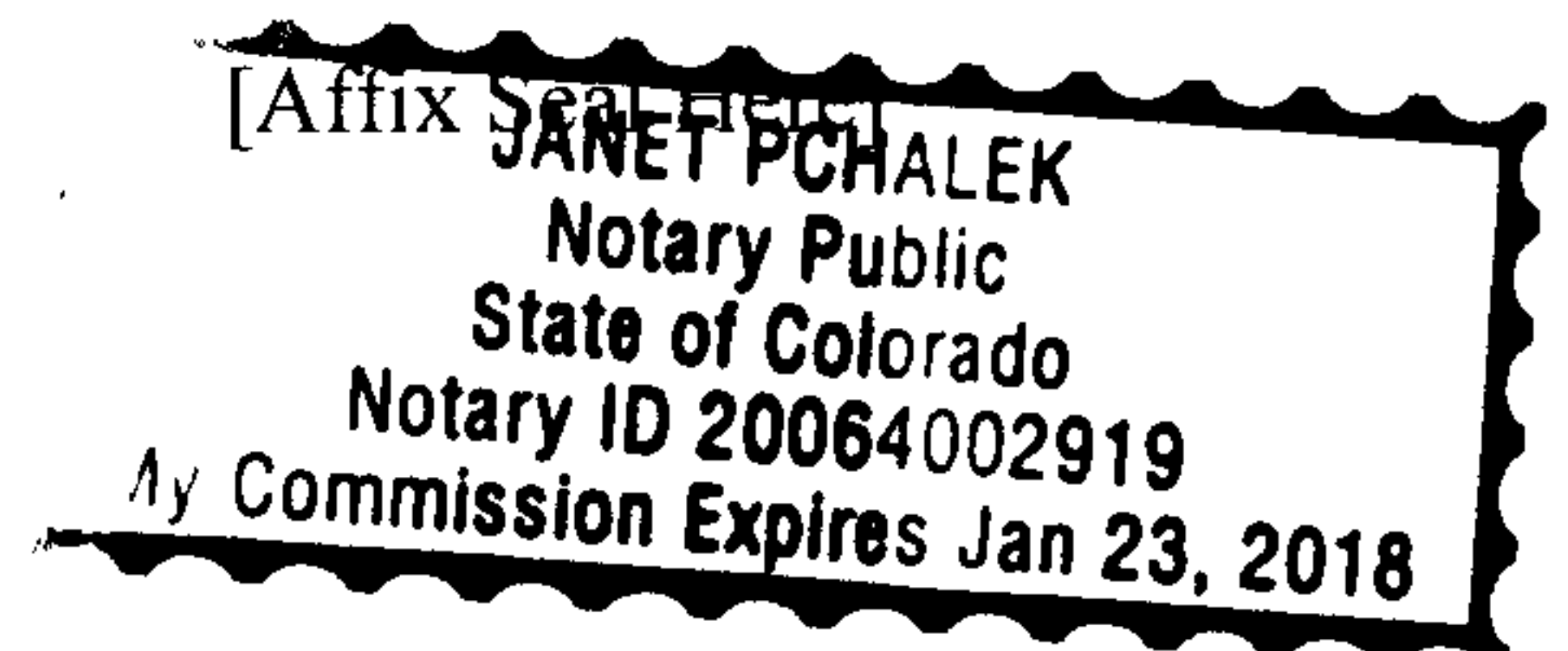

Cynthia K. Trubee


STATE OF Colorado
COUNTY OF Arapahoe

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Cynthia K. Trubee, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Cynthia K. Trubee executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 10, 2016.


Janet Pchalek, Notary Public
My Commission Expires: 1/23/18




20161116000422050 2/4 \$66.00
Shelby Cnty Judge of Probate, AL
11/16/2016 01:56:03 PM FILED/CERT

GRANTOR:

Laura L. Brabec
Laura L. Brabec

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Laura L. Brabec, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Laura L. Brabec executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 15, 2016.

C. Ryan Sparks
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



GRANTOR:

Deborah Russell
Deborah Russell

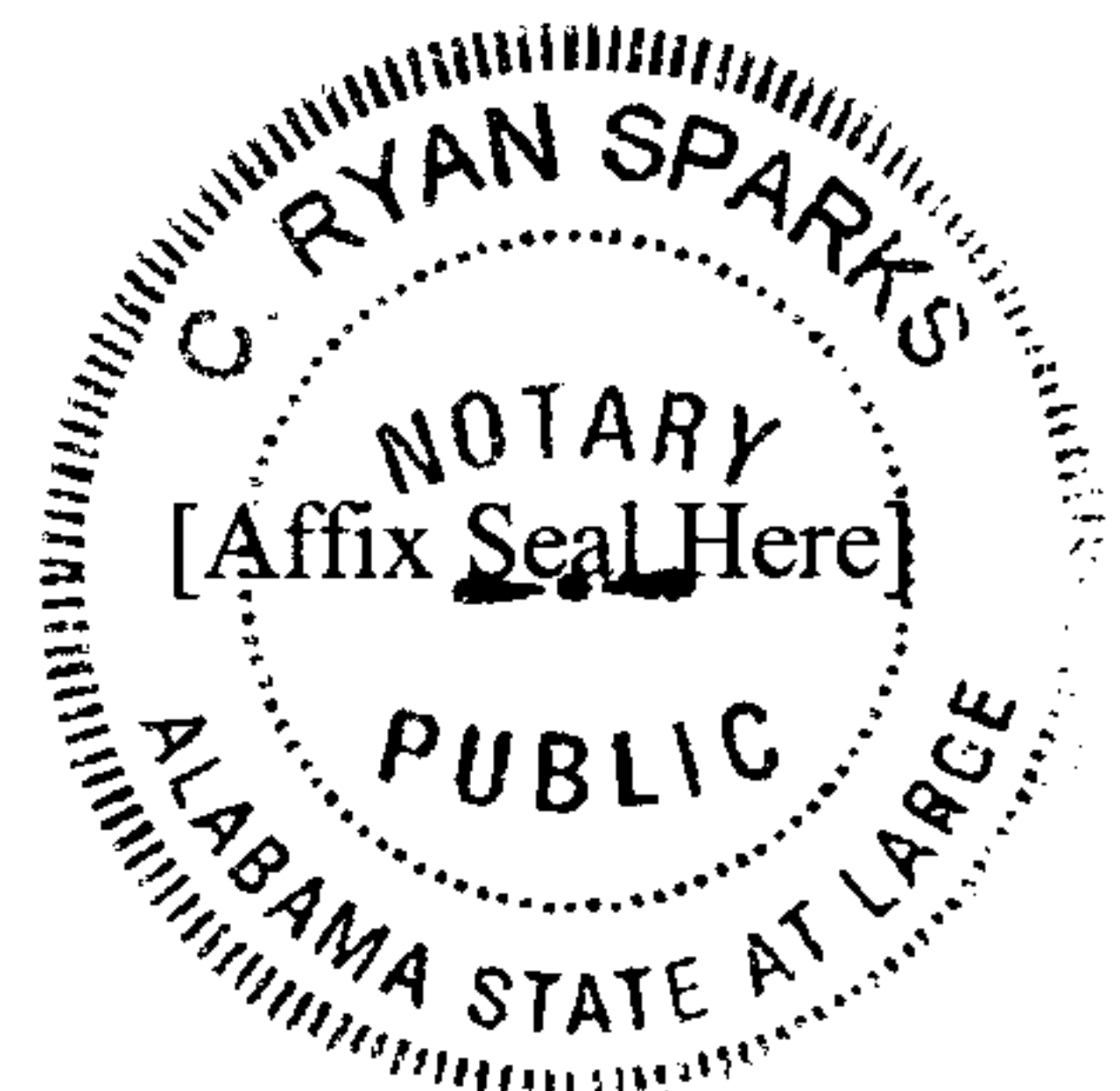
**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Deborah Russell, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Deborah Russell executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 15, 2016.

C. Ryan Sparks
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019




20161116000422050 3/4 \$66.00
Shelby Cnty Judge of Probate, AL
11/16/2016 01:56:03 PM 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 Laura L. Brabec
Mailing Address Cynthia K. Trubee
Deborah Russell
138 Braxton Way, Pelham, AL 35124

Grantee's Name C. Michael Sayles
Mailing Address _____
138 Braxton Way
Pelham, AL 35124

Property Address 138 Braxton Way
Pelham, AL 35124

Date of Sale 11/15/16
Total Purchase Price \$ 169,000.00
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)

☒ 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 _____

Print C. Ryan Sparks

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


20161116000422050 4/4 \$66.00
Shelby Cnty Judge of Probate, AL
11/16/2016 01:56:03 PM FILED/CERT