

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Jennifer G Pittman
William H. Keller III
109 Brookshire Lane
Alabaster, AL 35124

20170313000083300
03/13/2017 07:53:19 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Three Hundred Sixty Five Thousand Dollars and No Cents (\$365,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert G Brunner and Charlotte L Brunner, husband and wife, whose mailing address is 122 Chandler Drive, Alabaster, AL 35007** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jennifer G Pittman and William H. Keller III, whose mailing address is 109 Brookshire Lane, Alabaster, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **109 Brookshire Lane, Alabaster, AL 35124**; to wit;

LOT 8, ACCORDING TO THE SURVEY OF BROOKSHIRE, FIRST SECTOR. A PRIVATE SINGLE FAMILY, RESIDENTIAL, ESTATE LOT, SUBDIVISION. AS RECORDED IN MAP BOOK 16 PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

A PART OF LOT 8. BROOKSHIRE 1ST SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN NORTH 1 DEG. 33 MIN. 51 SEC. WEST, 575.26 FEET; THENCE RUN SOUTH 57 DEG. 26 MIN. 24 SEC. EAST 50 FEET TO A POINT ON THE BANK OF A PRIVATE LAKE, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 21 DEG. 26 MIN. 24 SEC. EAST ALONG SAID BANK 40.00 FEET; THENCE RUN NORTH 72 DEG. 41 MIN. 44 SEC. EAST ALONG SAID BANK 43.74 FEET; THENCE RUN NORTH 69 DEG. 23 MIN. 07 SEC. WEST 48.00 FEET; THENCE RUN NORTH 57 DEG. 26 MIN. 24 SEC. WEST 13.60 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$420,000.00 of the purchase price is being paid by a mortgage being simultaneously recorded 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 2017 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 Plat Book 16, Page 33.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 16, Page 33.

50' building setback line on front of said lot, as shown on recorded plat/map.

Subject to Covenants, conditions and restrictions (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 Book Inst. #1992-4827 in the Probate Office of Shelby County, Alabama.

Riparian and other rights created by the fact that the subject property lies adjacent to the use of

the Private Lake.


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Subject to terms and conditions as set out in that Renovation and Repair Construction Contract between Jennifer Pitman, Renasant Mortgage Lending and Proctor Building Co., Inc.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of March, 2017.


Robert G Brunner


Charlotte L Brunner

State of Alabama

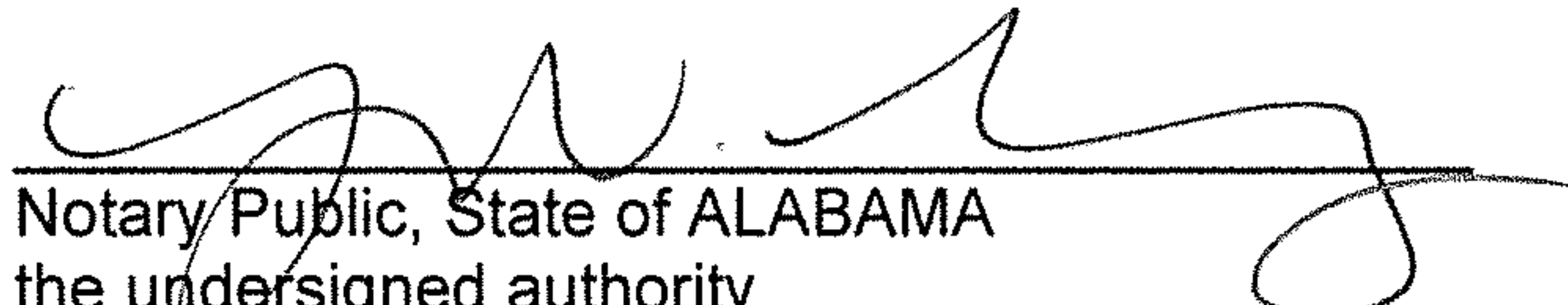
}

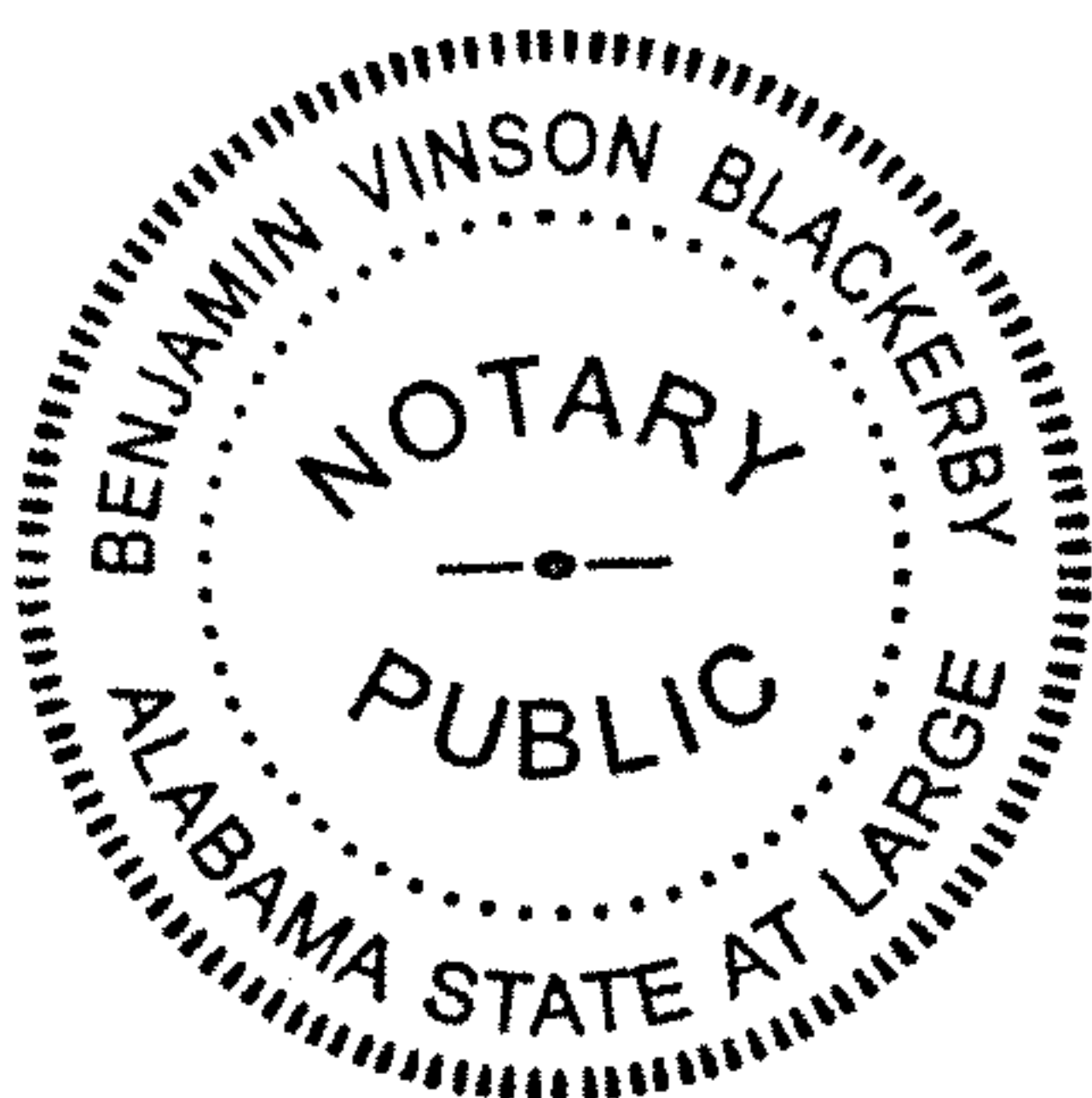
General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Robert G Brunner and Charlotte L Brunner, husband and wife, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of March, 2017.


Notary Public, State of ALABAMA
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name Robert G Brunner
Charlotte L Brunner
Mailing Address 122 Chandler Drive
Alabaster, AL 35007
Property Address 109 Brookshire Lane
Alabaster, AL 35124

Grantee's Name Jennifer G Pittman
William H. Keller III
Mailing Address 109 Brookshire Lane
Alabaster, AL 35124
Date of Sale March 10, 2017
Total Purchase Price \$365,000.00
or
Actual Value
20170313000083300 03/13/2017 07:53:19 AM DEEDS 3/3 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
X 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 of 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 March 10, 2017
Unattested
JP (verified by)
Print Robert G Brunner
Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/13/2017 07:53:19 AM
\$22.00 CHERRY
20170313000083300

James W. Fuhrmeister