

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124


SEND TAX NOTICE TO:  
Jeff Thornton  
1019 Grand Oaks Drive  
Bessemer, Alabama 35022

[Space Above This Line For Recording Data]

**WARRANTY DEED**

**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

  
20170328000103350 1/4 \$164.00  
Shelby Cnty Judge of Probate, AL  
03/28/2017 10:04:17 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Forty Thousand and no/100's Dollars (\$140,000.00)** to the undersigned,

**Highway 13, LLC, an Alabama limited liability company**

hereinafter referred to as grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Jeff Thornton and Alisha Thornton**

hereinafter referred to as grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

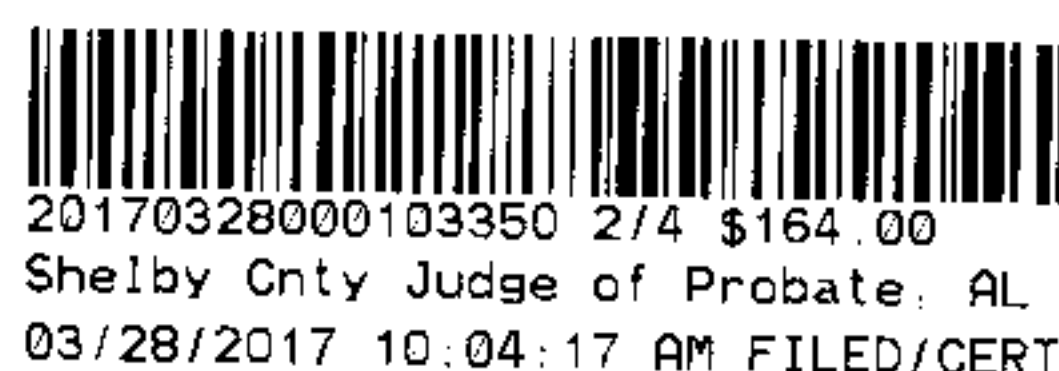
**Lot 7, according to the amended survey of Red Oak Farms, as recorded in Map Book 47, Pages 32 A, B, C and D, in the Office of the Judge of Probate of Shelby County, Alabama**

**Subject to:**

- 1. Taxes due in the year of 2017, a lien, but not yet payable, until October 1, 2017**
- 2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the closing date of June 30, 2016 but prior to the date the proposed grantee and his lender acquires for value of record the estate or interest or mortgage on the above described property.**
- 3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 4. Rights or claims of parties in possession not shown by the public records.**
- 5. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.**
- 6. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.**

Shelby County, AL 03/28/2017  
State of Alabama  
Deed Tax: \$140.00

8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
9. Lease agreement between United States Steel Corporation and GeoMet, Inc. as evidenced by Memorandum of Lease recorded in Instrument #2002-29918 and modified by First Amendment recorded in Instrument #2003-21835 and instrument #2003-21834; Second Amendment recorded in Instrument #2003-68315 and Instrument #2003 -68316; Unrecorded Third Amendment; Fourth Amendment recorded in Instrument #2005-26637 and Instrument #2005-26638; as assigned to Saga Resource Partners, LLC in Instrument #2013-25766.
10. Right of way in favor of Alabama Power Company dated 2/28/2005 and referred to in document B-16428.
11. Subject to Right of Way from United States Steel Corporation to Colonial Pipeline Company dated 7/20/ 1962 recorded in Deed 221, page 826; as amended by contract between United States Steel Corporation and Colonial Pipeline Company dated June 20, 1972 and recorded in Deed Book 276, Page 344; further amended by contract between United States Steel Corporation and Colonial Pipeline Company for the construction of a solar cathodic protection unit and facilities as set forth in C&A6479c and recorded in Real Book 50, Page 151; and last amended by First Amendment to Agreements for Right of Ways by and among United States Steel Corporation, RGGS Land & Minerals, Ltd. L.P., and Colonial Pipeline Company dated May 10, 2012 and recorded in Instrument #20120514000167690.
12. Agreement With Respect to Surface and Subsurface Uses Green between United States Steel Corporation to RGGS Land & Minerals, LTD., L.P., recorded as #20040323000148600 and First Amendment recorded in #20050826000440020.
13. Subject to terms, rights and conditions of that certain instrument from United States Steel Corporation to RGGS Land & Minerals, LTD., L.P., recorded as Instrument #2004060900031 1270.
14. Agreement to Grant Easements from United States Steel Corporation to RGGS Land & Minerals, LTD., L.P. dated February 26th 2004 recorded in Instrument #20121205000464910.
15. Special Warranty Deed to Minerals from United States Steel Corporation to RGGS Land & Minerals, Ltd., L.P., recorded as #20040323000148570 and #20040323000148570.
16. Subject to an Assignment and Assumption Agreement by and between United States Steel Corporation and Valley Creek Land & Timber, LLC concerning RGGS Land and Minerals, Ltd., L.P., a Delaware limited liability partnership recorded in Instrument 201410150000328270.
17. Subject to Coal Seam Gas Lease by and between United States Steel Corporation and GeoMet, Inc. dated April 9, 2002 as set forth in C&A 8009 and Memorandum of Second Amendment to Coal Seam Gas Lease between United States Steel Corporation and GeoMet, Inc. dated August 14, 2003 and recorded in Instrument #20031010000683160 and Notice of Extension of Coal Seam Gas Lease between GeoMet and United States Steel Corporation dated April 4th, 2013 and recorded in Instrument #20130410000147990 Ratification of Coal Seam Gas Lease between United States Steel Corporation and GeoMet, Inc. dated October 21, 2013 and recorded in Instrument #2013105000436370.
18. Subject to any portion of the insured premises used as a cemetery or burial site and the statutory right of access to the same, if existing at all within the boundaries of said premises.
19. Declaration of Restrictive Covenants as set forth in Instrument #20151223000438080 and Instrument #201508260000296630.
20. Terms, conditions and limitations set forth in deed recorded in Instrument 20150820000290110.
21. Subject to the terms, conditions, restrictions, easements and limitations as set forth in Map Book 45, Page 95 and Map Book 47 Page 32 in the Office of the Judge of Probate of Shelby County, Alabama.
22. Access for purposes of ingress and egress to and from subject property is limited by way of an easement as set forth in Map Book 45, Page 95 and Map Book 47 Page 32 in the Office of the Judge of Probate of Shelby County, Alabama.





23. Subject to a right of way in favor of Alabama Power Company recorded in Instrument 20170210000050750 and Instrument 20160926000350220.
24. Subject to a right of way in favor of BellSouth Telecommunications LLC recorded in Instrument 20170213000052200 and Instrument 20170213000052250.
25. Subject to a Cathodic Protection Easement to Colonial Pipeline Company recorded in Instrument 20160826000308790.
26. Agreement by and between Alabama Power Company and Colonial Pipeline Company dated 12/14/2016 recorded in Instrument 20161221000466720.
27. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.

**\$112,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns 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, the grantor has hereunto set my hand and seal, this the 24th day of March, 2017.

ATTEST::

Highway 13, LLC

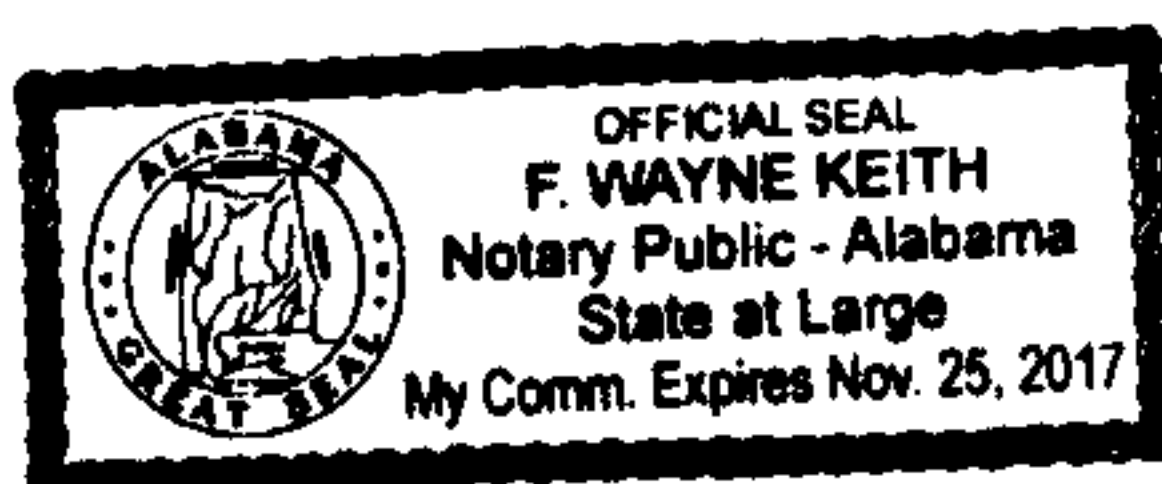
  
Connor Farmer  
Its Member

STATE OF ALABAMA  
SHELBY COUNTY

  
20170328000103350 3/4 \$164.00  
Shelby Cnty Judge of Probate, AL  
03/28/2017 10:04:17 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Highway 13, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he, as such Member executed the same voluntarily and as the act of Highway 13, LLC on the day the same bears date.

Given under my hand and seal this the 24th day of March, 2017.



  
Notary Public

**Real Estate Sales Validation Form**

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

Grantor's Name: Highway 13, LLC

Mailing Address : 120 Bishop Circle  
Pelham, Alabama 35124

Grantees' Name: Jeff Thornton and Alisha Thornton

Mailing Address: 1019 Grand Oaks Drive  
Bessemer, Alabama 35022

Property Address: Lot 7 Red Oaks Farm

Date of Transfer: March 24, 2017



20170328000103350 4/4 \$164.00  
Shelby Cnty Judge of Probate, AL  
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Total Value \$ 140,000.00

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)

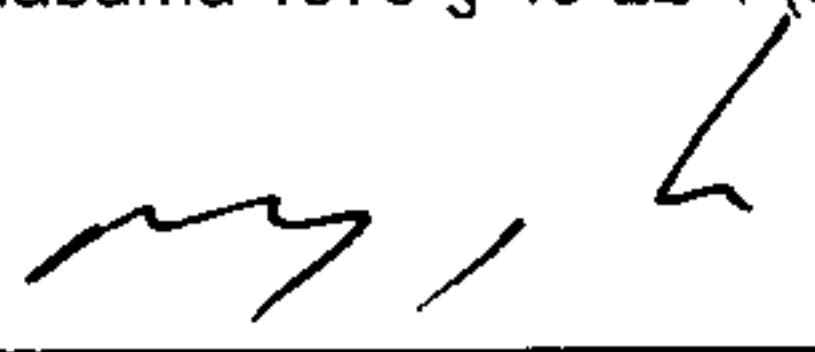
Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

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.

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 24, 2017

Signed   
☒ F. Wayne Keith, Attorney

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