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This Instrument Prepared By: \$ 262,000.00 (Purchase Price)



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Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA §
 § SPECIAL WARRANTY DEED
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SIXTY TWO THOUSAND DOLLARS AND NO/100 (\$ 262,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADITONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.,** (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto ROBERT BARNES (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

This conveyance is made to Grantee/s absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Restrictive Covenants contained in instrument recorded in Instrument #20110301000067780.
5. Covenants for storm water run-off control in deed recorded in Instrument #20111116000347320.
6. Terms, conditions, obligations, rules, regulations and by-laws of Ballantrae Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument No. 20031003000667760.

7. 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 property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 28
day Nov., 2017.



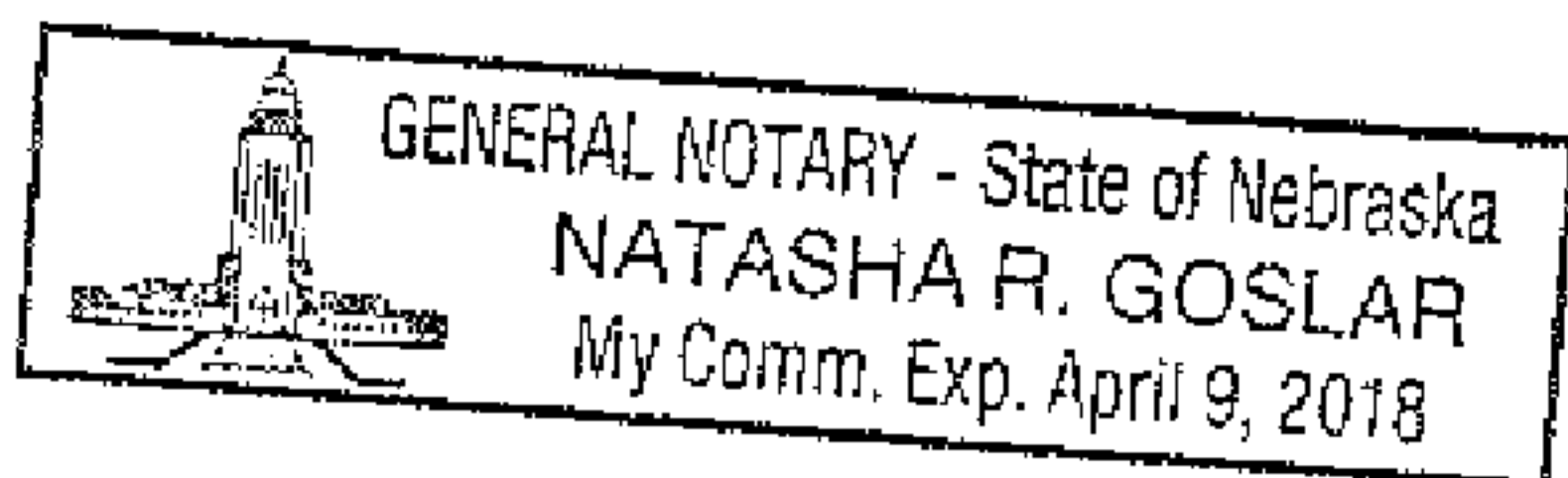
N. P. DODGE, JR., as TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.

STATE OF Nebraska

COUNTY OF Douglas

I, the undersigned Notary Public, in and for said State, hereby certify that N. P. DODGE, JR., whose name is signed to the foregoing conveyance as TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same on behalf of and as the act and deed of THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., in his capacity as TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of November, 2017.
(AFFIX NOTARIAL SEAL)



Natasha R. Goslar
NOTARY PUBLIC
My Commission Expires: 4-9-2018

PROPERTY ADDRESS:
216 Dunrobin Cove
Pelham, Alabama 35124

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED MADE EFFECTIVE AS OF: Dec. 12, 2017

EXHIBIT A

Lot 1912, according to the Survey of Dunrobin at Ballantrae, Phase I, as recorded in Map Book 42, Page 46, in the Probate Office of Shelby County, Alabama.

J. W. F.