

Send tax notice to:
CHRISTOPHER SCOTT BARKER AND
ROZALYN LEE BARKER FAMILY REVOCABLE
2372 RIDGE TRAIL
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D STEWART JR
ATTORNEY AT LAW
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018152

Shelby COUNTY

20180430000145400
04/30/2018 03:07:57 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Seventy-Two Thousand Five Hundred and 00/100 Dollars (\$472,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RJA PROPERTIES, LLC **whose mailing address is: PO BOX 380972, BIRMINGHAM, AL 35238** (hereinafter referred to as “Grantor”) by CHRISTOPHER SCOTT BARKER AND ROZALYN LEE BARKER, CO-TRUSTEES OF THE CHRISTOPHER SCOTT BARKER AND ROZALYN LEE BARKER FAMILY REVOCABLE TRUST DATED OCTOBER 18, 2013 **whose property address is: 2372 RIDGE TRAIL, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of the Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, Page 41 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

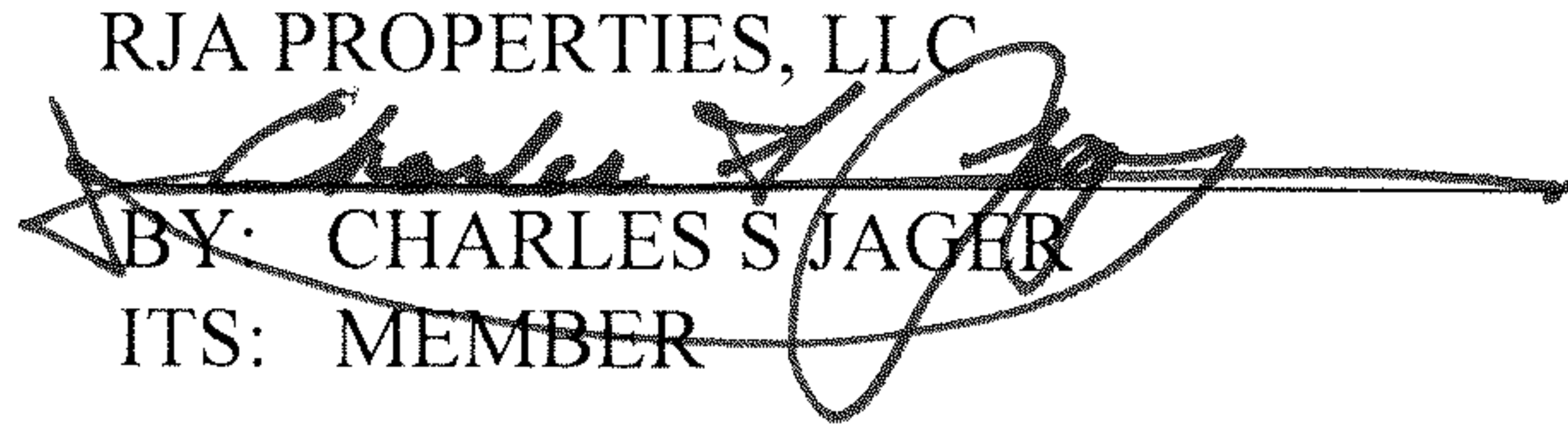
SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not due and payable until October 1, 2018.
2. 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 Deed Book 32, Page 48 and Deed Book 42, Page 246 and Instrument No. 1994-07772
3. Such state of facts as shown on plat of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, Page 41 A & B, in the Probate Office of Shelby County, Alabama.
4. Restrictions, reservations, and limitations as recorded in Instrument No. 1994-10101, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Volume 286, Page 709, Volume 289, Page 700, Volume 306, Page 131, Instrument No. 1997-23039 and Instrument No. 1997-23040, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880, Misc. Book 285, Page 805, and Book 333, Page 225, in the Probate Office of Shelby County, Alabama.
7. 10 foot easement along South lot line.
8. 20 foot building set back line.
9. Release of damages as recorded in Map Book 14, Page 41 A & B, in the Probate Office of Shelby County, Alabama.

\$317,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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 grantee 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.

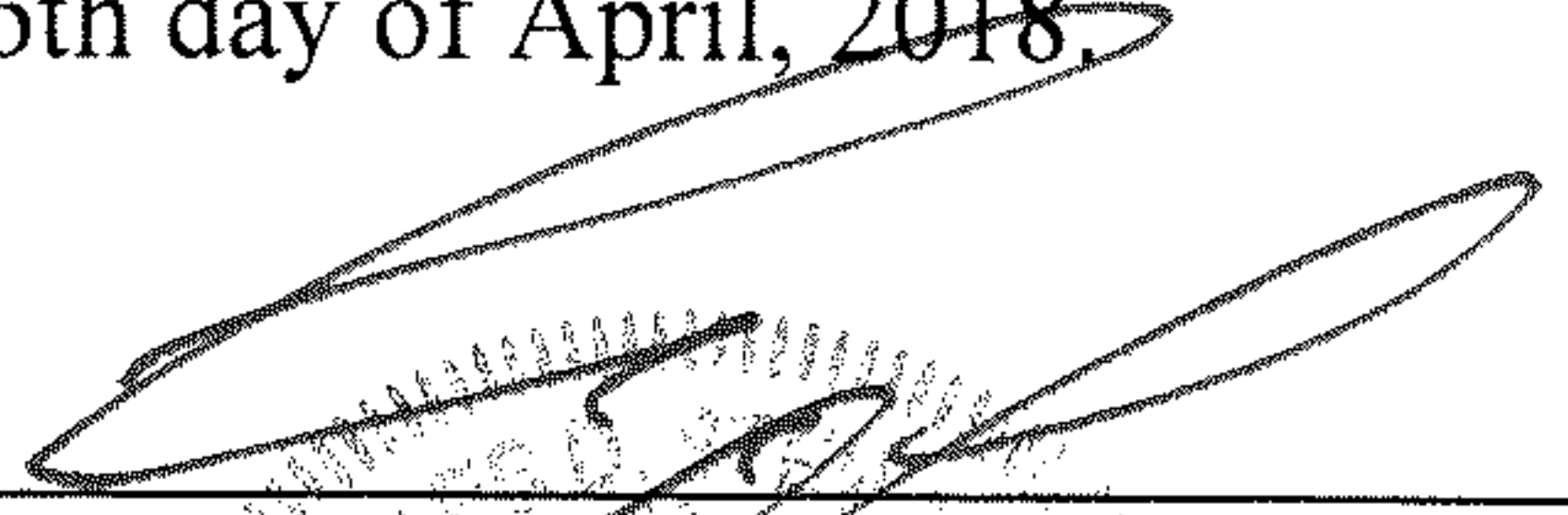
IN WITNESS WHEREOF, the said Grantor, RJA PROPERTIES, LLC, by CHARLES S JAGER, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of April, 2018.

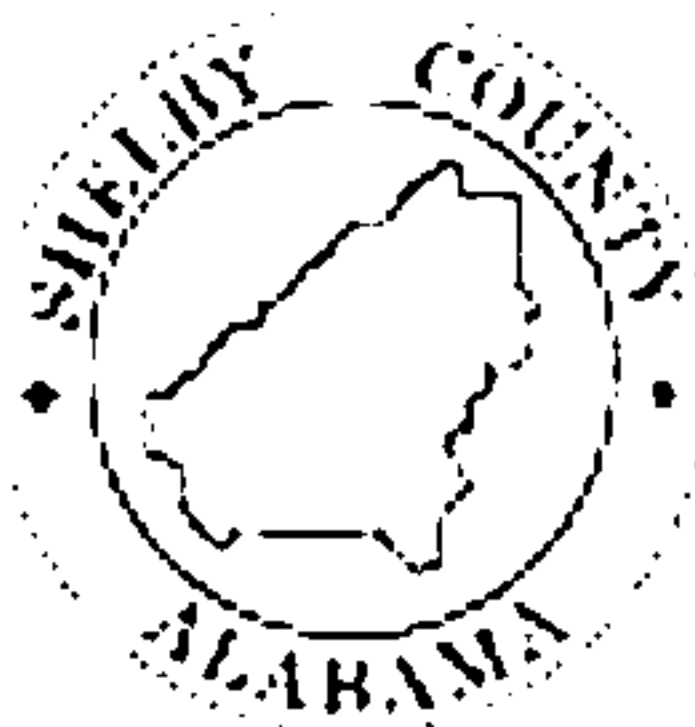
RJA PROPERTIES, LLC

BY: CHARLES S JAGER
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES S JAGER, whose name as MEMBER of RJA PROPERTIES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 26th day of April, 2018.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2018 03:07:57 PM
\$173.00 CHERRY
20180430000145400

