

SEND TAX NOTICE TO:
Janet D. Haynes
3776 Kinross Drive
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180817000294550
08/17/2018 10:09:43 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Four Hundred Twenty Five Thousand dollars & no cents (\$425,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

William A. Thompson and Susan Bodine Thompson, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Janet D. Haynes

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL I

LOT 46, ACCORDING TO THE SURVEY OF BROOK HIGHLANDS FIRST SECTOR, AS RECORDED IN MAP BOOK 12 PAGE 62 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II

A PART OF LOT 346 BROOK HIGHLAND 7TH SECTOR AS RECORDED IN MAP BOOK 13, ON PAGE 99 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF LOT 46 BROOK HIGHLAND 1ST SECTOR AS RECORDED IN MAP BOOK 12, ON PAGE 62 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEAST LINE OF SAID LOT 46 AND ALSO ALONG THE SOUTHWEST LINE OF SAID LOT 346 FOR A DISTANCE OF 113.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 46; THENCE TURN AN ANGLE TO THE RIGHT OF 88 DEGREES 57 MINUTES 21 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 91 DEGREES 02 MINUTES 39 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 113.91 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 24 MINUTES 36 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

\$340,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 12, Page 62 A & B.

35' building line on front of said lot; 10' easement on rear of said lot as shown on recorded plat/map.

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 263, Page 604 in the Probate Office of Shelby County, Alabama.

Building setback line of 35 feet reserved from Kinross Drive ss shown by plat.

Public utility easements as shown by recorded plat, a 10 foot on the rear.

Declaration of Protective Covenants for the "Watershed Property". which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas. etc. of the development; all of said covenants. restrictions and conditions being as set out in instrument recorded in Real 194 page 54 in Probate Office.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194 page 254 in Probate Office, along with Articles of Incorporation recorded in Real 194 page 281 and By-Laws recorded in 194 page 287-A in Probate Office.

A non-exclusive easement and agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham, dated July 11, 1988, and recorded in Real 194 page 20 in the Probate Office.

Easement and agreements between AmSouth Bank. N.A., as Ancilliary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194 page 1 in Probate Office.

Drainage Agreement between AmSouth Bank, N.A., as Ancillisry Trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in Instrument dated April 14, 1987 and recorded in Real 125 page 238 in Probate Office.

Reciprocal Easement Agreement between AmSouth Bank. N.A., as Ancilliary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987, and recorded in Real 125 page 249 in Probate Office.

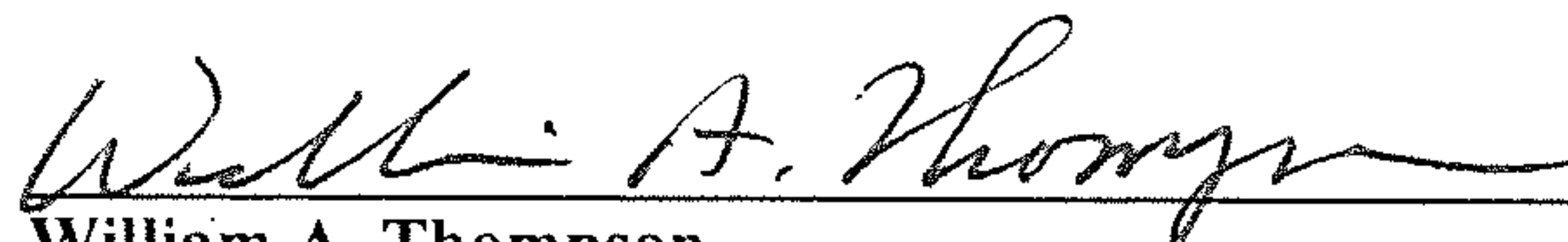
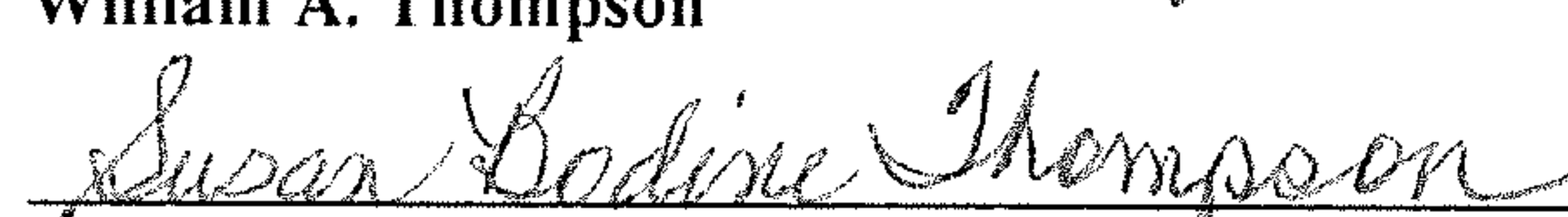
Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property as shown by survey of said subdivision recorded in Map Book 12, Pages 62 A & B and Map Book 12 page 63 A & B and Map Book 12 page 64 A & B in Probate Office.

Subdivision restrictions shown on recorded plat in Map Book 12 page 62 A 4 B provide for constructions of single family residences only.

TO HAVE AND TO HOLD Unto 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 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.

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 persons.

IN WITNESS WHEREOF, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **August 15, 2018**.

 (Seal)
William A. Thompson
 (Seal)
Susan Bodine Thompson

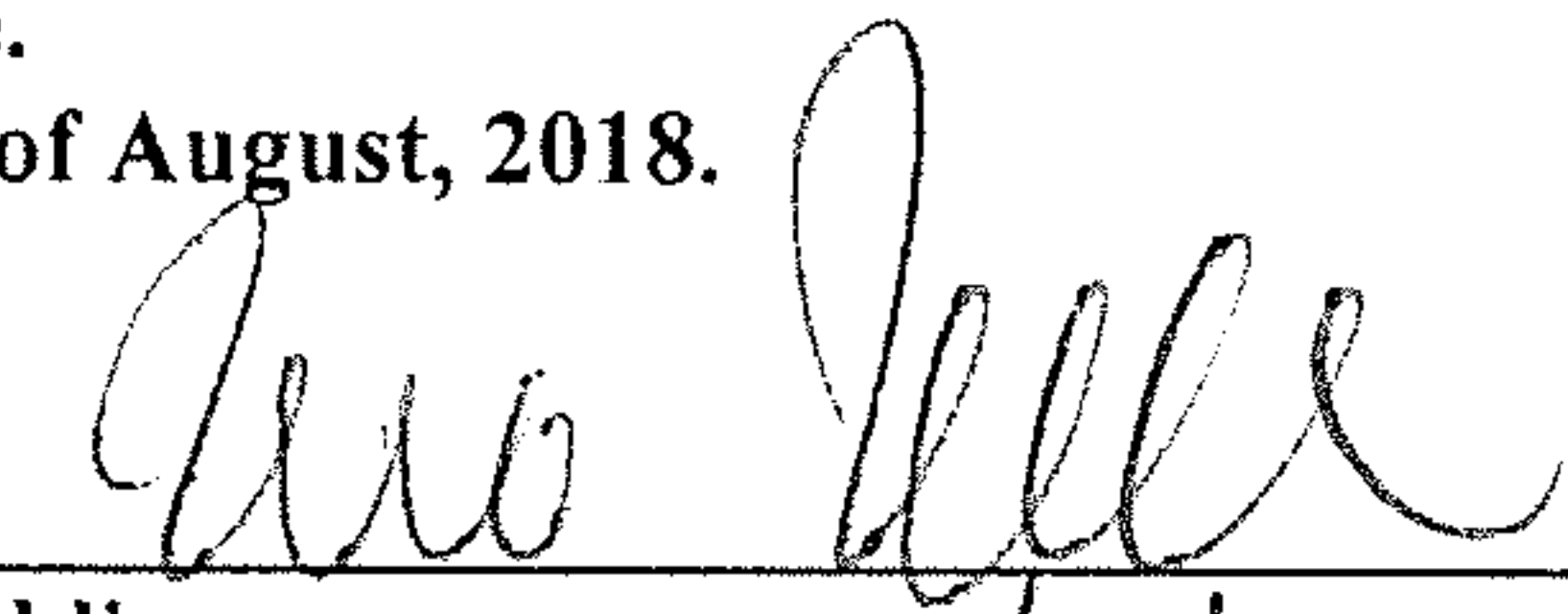
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Thompson and Susan Bodine Thompson, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 2018.


Notary Public. (Seal)
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name William A. Thompson and Susan Bodine Thompson Grantee's Name Janet D. Haynes

Mailing Address 505 Chelsea Station Circle
Chelsea, Alabama 35043 Mailing Address 3776 Kinross Drive
Birmingham, Alabama 35242
Property Address 3776 Kinross Drive
Birmingham, Alabama 35242 Date of Sale 08/15/2018

Total Purchase Price \$425,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ Closing Statement

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

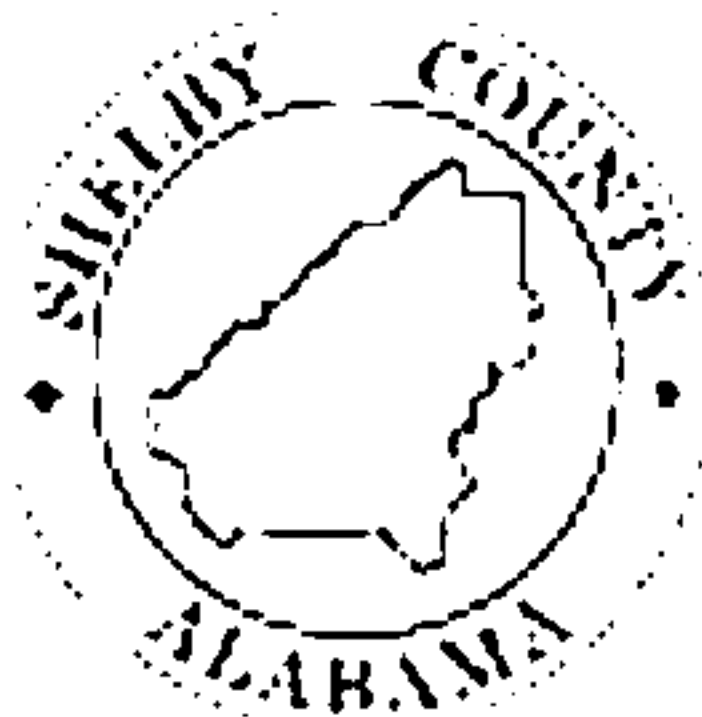
Date August 15, 2018

Print William A. Thompson

Unattested

dp
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2018 10:09:43 AM
\$106.00 CHERRY
20180817000294550

[Signature]