

SEND TAX NOTICE TO:
Sherri G. Junglen
2944 Brook Highland Drive
Birmingham, Alabama 35242

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

20190415000120390
04/15/2019 08:53:58 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty One Thousand One Hundred dollars & no cents (\$321,100.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Harold Roderick Williams and Marilyn Williams, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Sherri G. Junglen** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1004, ACCORDING TO THE MAP AND SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 10TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 17, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$150,000.00 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 2019 and subsequent years

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

Mineral and mining rights, if any.

35' building line easement and a 25' sanitary sewer easement along Brook Highland Drive as shown on the recorded map of said subdivision.

10' easement across rear as shown on the recorded map of said subdivision.

Easement and agreement between Eddleman and Associates and the Water Works and Sewer Board of the City of Birmingham recorded in Real Book 194, page 20, and Real Book 194, page 43, in Probate Office.

Easement and agreement between AmSouth Bank, N.A. as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employee Retirement System of Ohio and the Water Works and Sewer Board of the City of Birmingham, as recorded in Real Book 194, Pages 1 and 40 in Probate Office.

Drainage Agreement between AmSouth Bank, N.A. as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employee Retirement System of Ohio and Eddleman and Associates, as recorded in Real Book 125, page 238, in Probate Office.

Reciprocal Easement Agreement between AmSouth Bank, N.A. an Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employee Retirement System of Ohio and Eddleman and Associates, recorded in Real Book 125, Page 249, and Real Book 199, Page 18 in Probate Office.

Subdivision restrictions shown on recorded plat in Map Book 17, Page 108, provide for construction of single family residence only.

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 121, page 294.

Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real Book 181, Page 995, in Probate Office.

Release of damages as set forth in Map Book 17, Page 108.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Real Book 194, Page 254 along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real Book 194, page 281 and Bylaws of Brook Highland Homeowner's Association, Inc., as recorded in Real Book 194, Page 287 along with Supplemental Protective Covenants being amended in Real Book 263, Page 604 and supplemental Protective Covenants of Brook Highland 10th Sector as recorded in Instrument # 1993-31073 and instrument # 1994-32333.

Release of damages as set forth in Instrument # 1993-35869.

Declaration of protective covenants for the "Watershed Property" recorded in Real Book 194, Page 54, in Probate Office.

Easement for Sanitary Sewer Lines and Water Lines as recorded in Instrument # 1993-29505, along with a Deed and Bill of Sale recorded in Instrument # 1993-29504.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 11, 2019**.

_____(Seal)

Harold Roderick Williams (Seal)
Harold Roderick Williams

_____(Seal)

Marilyn Williams by Harold Roderick Williams (Seal)
Marilyn Williams by Harold Roderick Williams, Agent

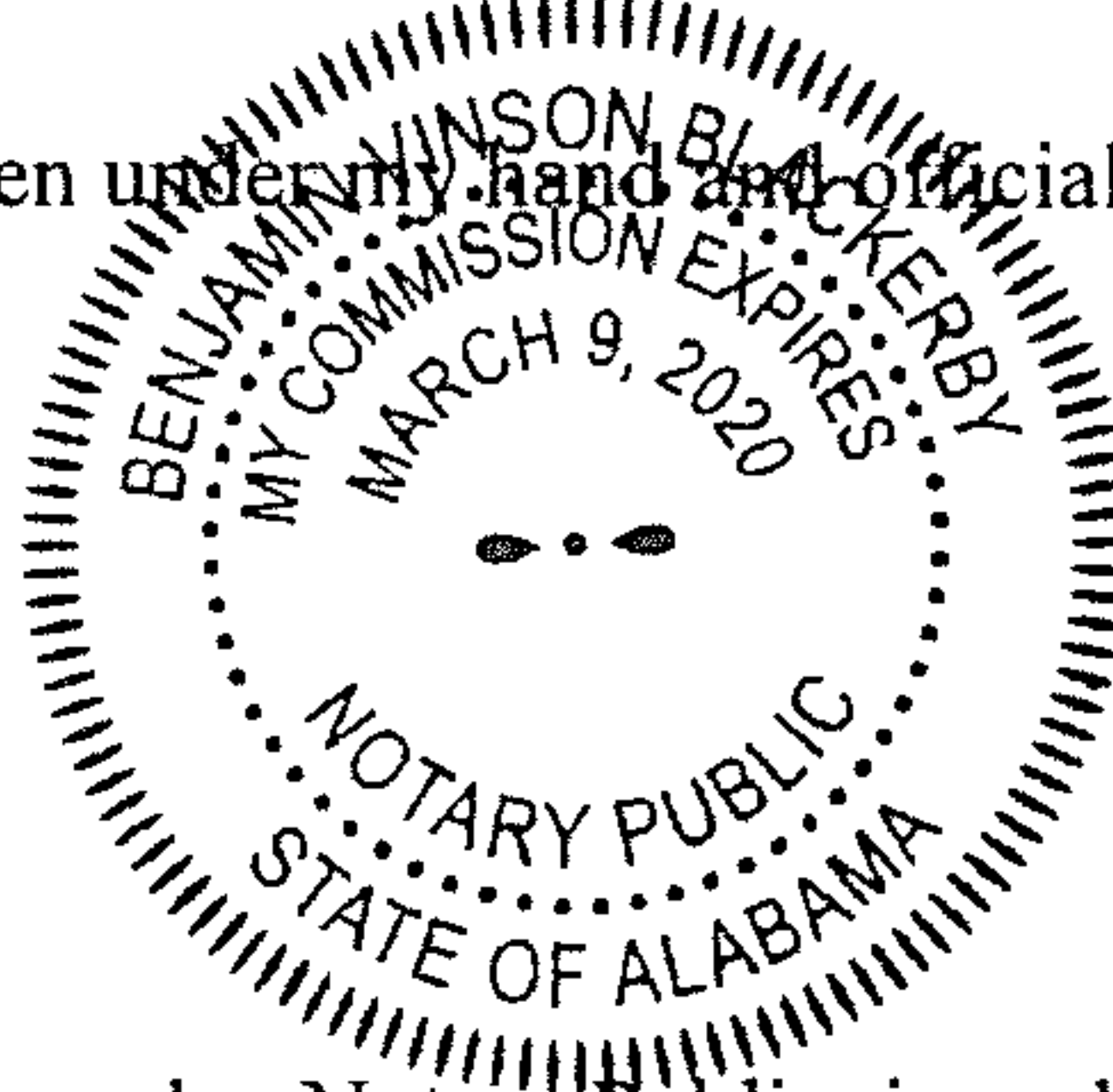
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harold Roderick Williams** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2019

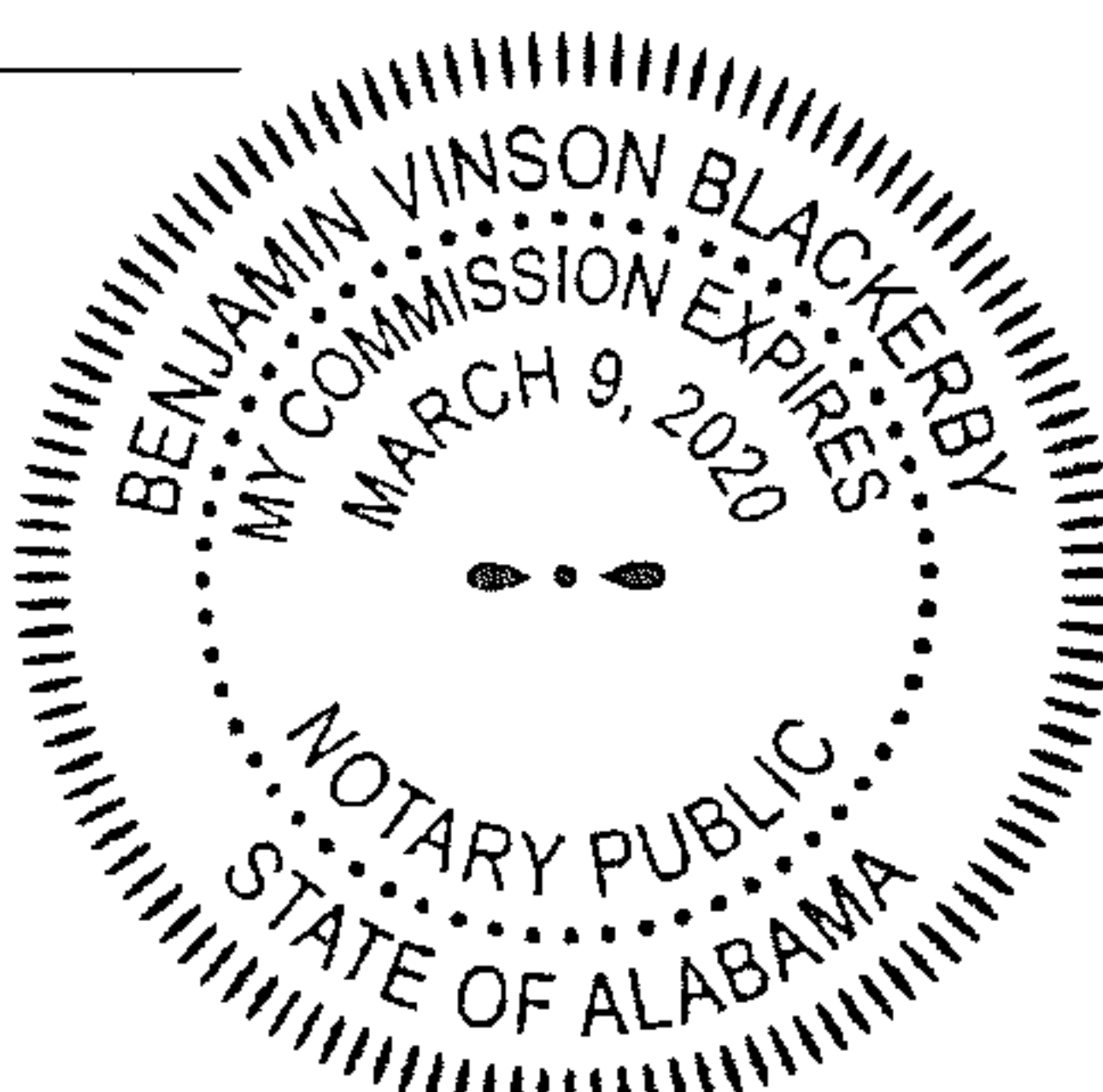


[Signature]
Notary Public.
(Seal)
My Commission Expires: 3-9-20

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Harold Roderick Williams whose name as Agent for Marilyn Williams, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on April 11, 2019.

[Signature]
Notary Public
My commission expires: 3-9-20



20190415000120390 04/15/2019 08:53:58 AM DEEDS 3/3
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 Harold Roderick Williams and Marilyn Williams Grantee's Name Sherri G. Junglen

Mailing Address 309 Golden Meadows Place
Alabaster, Alabama 35007
Property Address 2944 Brook Highland Drive
Birmingham, Alabama 35242

Mailing Address 2944 Brook Highland Drive
Birmingham, Alabama 35242
Date of Sale 04/11/2019

Total Purchase Price \$321,100.00
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
___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 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 currency 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 4/11/19

Print Sherri G. Junglen

Unattested

BVB
(verified by)

Sign Sherri G. Junglen
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2019 08:53:58 AM
\$192.50 CHARITY
20190415000120390

Allen S. Bayl