

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
MARY HARMON CARR

2461 O'NEAL WAY
BIRMINGHAM, AL 35242

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Forty-Eight Thousand and 00/100 Dollars (\$448,000.00)* to the undersigned Grantors, ANDREW PHILLIP BILLITS, a married man, and JESSICA D. BILLITS, his wife, (hereinafter referred to as Grantors, whose mailing address is 2461 O'NEAL WAY, BIRMINGHAM, AL 35242), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto MARY HARMON CARR (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 72, ACCORDING TO THE SURVEY OF KIRKMAN PRESERVE PHASE 3, AS RECORDED IN MAP BOOK 44, PAGE 58 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 2461 O'NEAL WAY, BIRMINGHAM, AL 35242

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: CLOSING STATEMENT

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat Map Book 44, Page 58 A & 8.
5. Subject to 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 Inst. No. 2014-24466 and Inst. No. 2015-9129, in the Probate Office of Shelby County, Alabama.
6. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson) and Inst. No. 2014-7824.

7. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365.
8. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262.
9. Rights of others in and to the use of easements for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529.
10. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990.
11. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams.
12. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama.
13. Declaration of Covenants, Conditions and Restrictions as recorded in Inst. No. 2014-3114.


\$398,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 16th day of April, 2019.



ANDREW PHILLIP BILLITS



JESSICA D. BILLITS

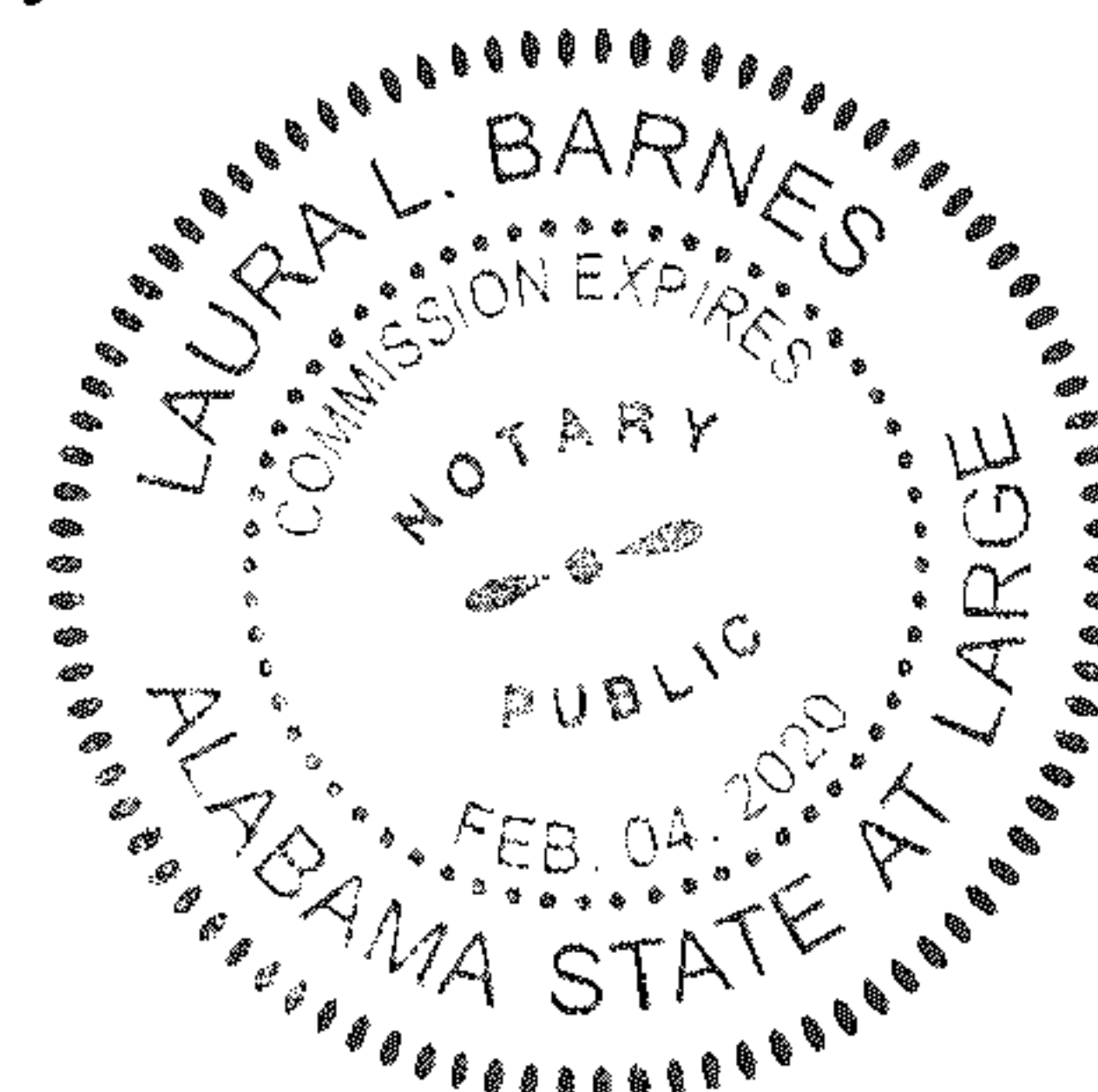
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ANDREW PHILLIP BILLITS, a married man, and JESSICA D. BILLITS, his wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2019.



NOTARY PUBLIC



2/4/20

Real Estate Sales Validation Form

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

20190417000125880 04/17/2019 12:20:23 PM DEEDS 3/3

Grantor's Name: ANDREW PHILLIP BILLITS and JESSICA D. BILLITS
Mailing Address: 2461 O'NEAL WAY BIRMINGHAM, AL 35242
Property Address: 2461 O'NEAL WAY BIRMINGHAM, AL 35242

Grantee's Name: MARY HARMON CARR
Mailing Address: 2461 O'NEAL WAY BIRMINGHAM, AL 35242
Date of Sales: April 16th, 2019
Total Purchase Price: (\$448,000.00)
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 Tax Appraisal
Sales Contract Other Tax Assessment
x 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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current 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 responsibility of valuing property 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: April 16th, 2019

Print Laura L. Barnes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2019 12:20:23 PM
\$71.00 CHERRY
20190417000125880

Allen S. Byrd