

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

Thomas L. Segrest  
Linda H. Segrest  
38 Nolen Street  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Six Hundred Thousand Three Hundred Twenty-Five and 00/100 (\$600,325.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **EBSCO Development Company, Inc.**, an Alabama corporation, does hereby grant, bargain, sell and convey unto **Thomas L. Segrest** and **Linda H. Segrest**, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

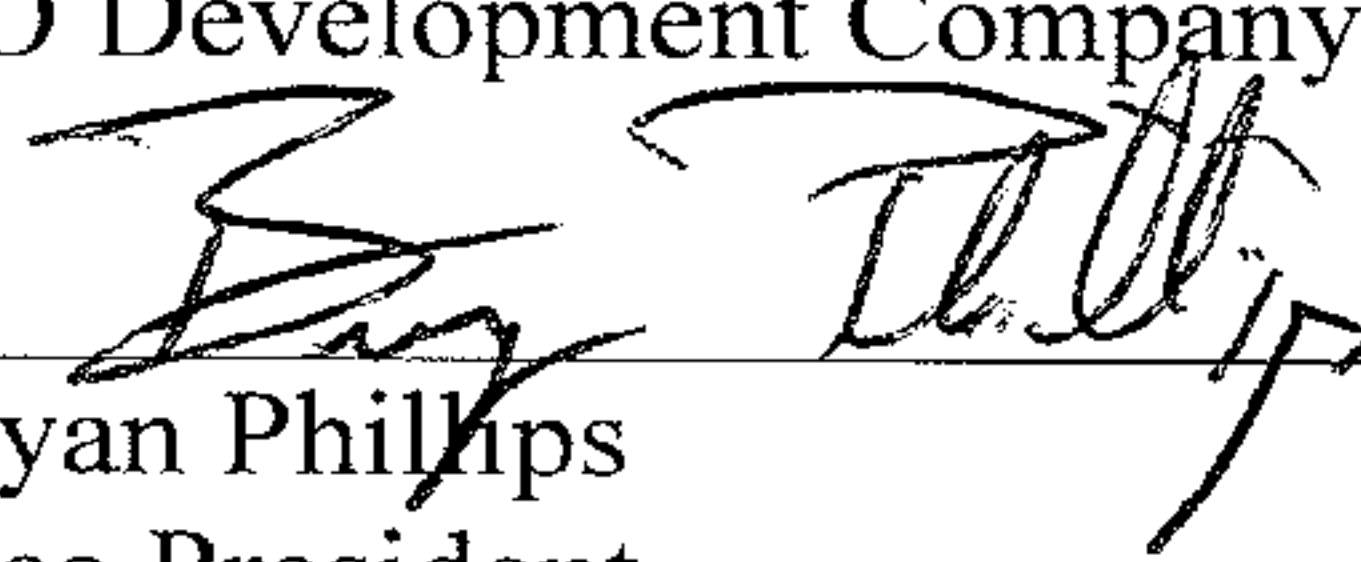
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, Bryan Phillips, who is authorized to execute this conveyance, has hereto set its signature and seal this 30th day of April, 2019.

EBSCO Development Company, Inc.

By: \_\_\_\_\_

  
Bryan Phillips  
Vice President

STATE OF ALABAMA )

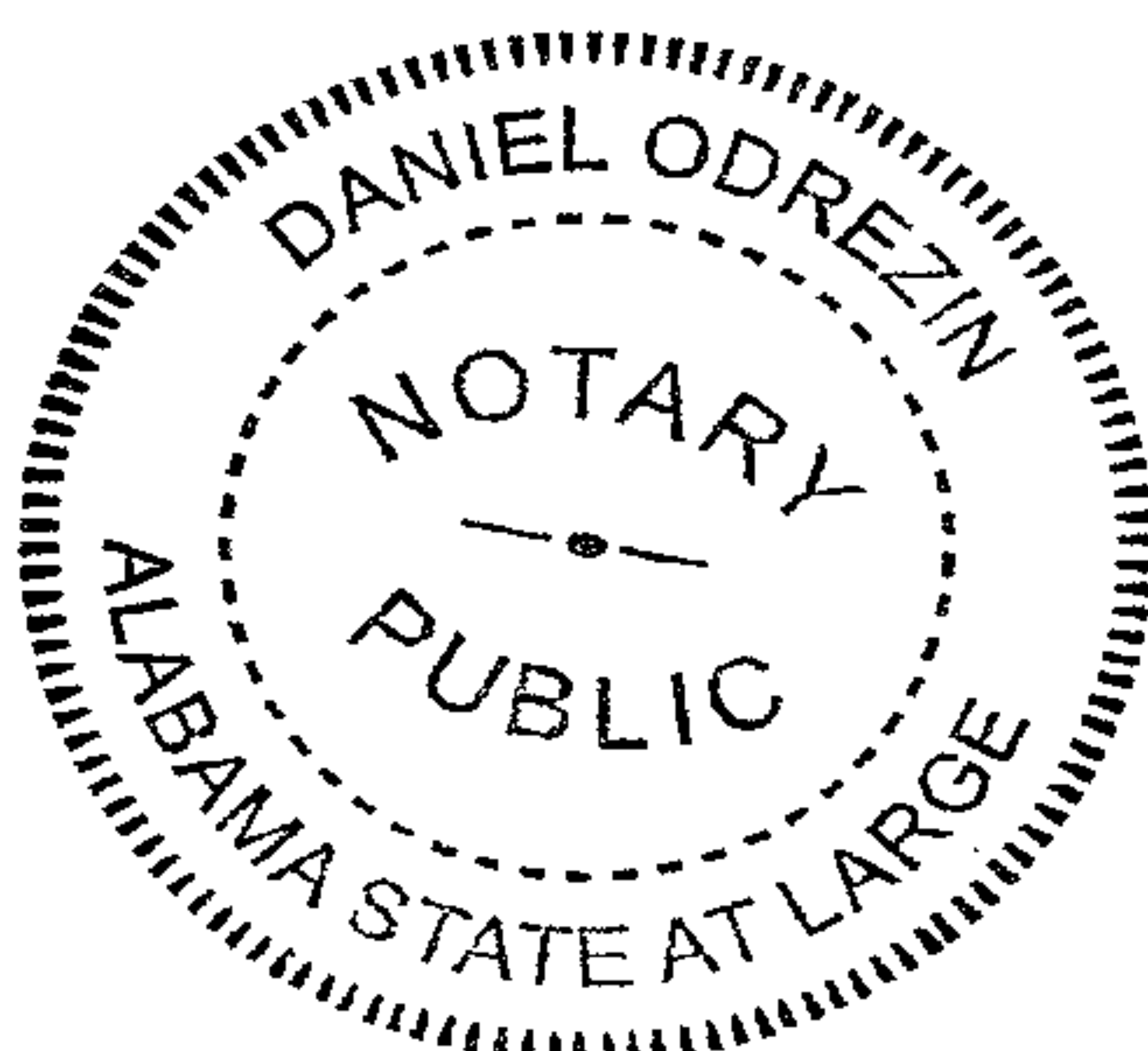
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bryan Phillips**, whose name as Vice President of EBSCO Development Company, Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of April, 2019.

My Commission Expires:

4/3/22



  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 18-14, according to the Survey of Mt. Laurel-Phase IIIB Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines as shown on recorded Map of Mt Laurel, Phase 3B, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama; (3) Subject to Master Deed Restrictions recorded in Instrument No. 2000-35579; First amendment in Instrument No. 2000-36270; re-recorded in Instrument No. 2000-38859; Second amendment in Instrument No. 2000-38860; Third amendment in Instrument No. 2001-03681; Fourth Amendment in Instrument No. 20030213-000091860; Fifth Amendment in Instrument No. 20030327000184530; Sixth Amendment in Instrument No. 20030327000184540; Seventh Amendment in Instrument No. 20030527000327720; Eighth amendment in Instrument No. 20040413000191810; Ninth amendment in Instrument No. 20040623000340720; Tenth Amendment in Instrument No. 20041015000569110; Eleventh Amendment in Instrument No. 20050714000352130; Twelfth amendment in Instrument No. 20061219000616320; Thirteenth Amendment in Instrument No. 20071022000487350; Fourteenth Amendment in Instrument No. 20080718000289820; Fifteenth amendment in Instrument No. 20081219000470230; Sixteenth Amendment in Instrument No. 20091117000427120; Seventeenth amendment in Instrument No. 20131021000415550; Eighteenth amendment in Instrument No. 20140113000012710 & Nineteenth Amendment in Instrument No. 20151002000346530 and any amendments thereto in the Probate Office of Shelby County, Alabama; (4) Restrictive covenants and Grant of Land Easement for Underground Facilities in subdivision in favor of Alabama Power Company as set forth in Instrument No. 2004091000504440 in the Probate Office of Shelby County, Alabama; (5) Covenant and Agreement for Water Service as set forth in Book 235, Page 611, in the Probate Office of Shelby County, Alabama; (6) Ratification & Confirmation Agreement as set forth in Instrument No. 2000-41410, in Probate Office of Shelby County, Alabama; (7) Sewer Service Agreement between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set forth in Instrument No. 1999-35429, in Probate Office of Shelby County, Alabama; (8) Memorandum of Sewer Service Agreement as set forth in Instrument No. 20121107000427740 in Probate Office of Shelby County, Alabama; (9) Grant of Land Easement to Marcus Cable Associates, LLC as set forth in Instrument No. 20101221000428650 in the Probate Office of Shelby County, Alabama; (10) Mt Laurel Town Center Covenants as set forth in Instrument No. 20030327000184510; First amendment in Instrument No. 20040623000340730 & Second Amendment in Instrument No. 20070405000154820 in the Probate Office of Shelby County, Alabama.





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/01/2019 08:36:53 AM  
\$621.50 JESSICA  
20190501000143670

20190501000143670 05/01/2019 08:36:53 AM DEEDS 3/3

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name                      Town Builders, Inc.

Mailing Address                      1 Mt. Laurel Ave  
Birmingham, AL 35242

Grantee's Name                      Thomas L. Segrest  
Linda H. Segrest

Mailing Address                      38 Nolen Street  
Birmingham, AL 35242

Property Address                      38 Nolen Street  
Birmingham, AL 35242

Date of Sale                          April 30, 2019

Total Purchase Price                      \$600,325.00  
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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 30, 2019

Print:    Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one