

This instrument was prepared by:

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

Send Tax Notice To:

The Ann Prince Barrows Living Trust
2333 Brock Circle
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

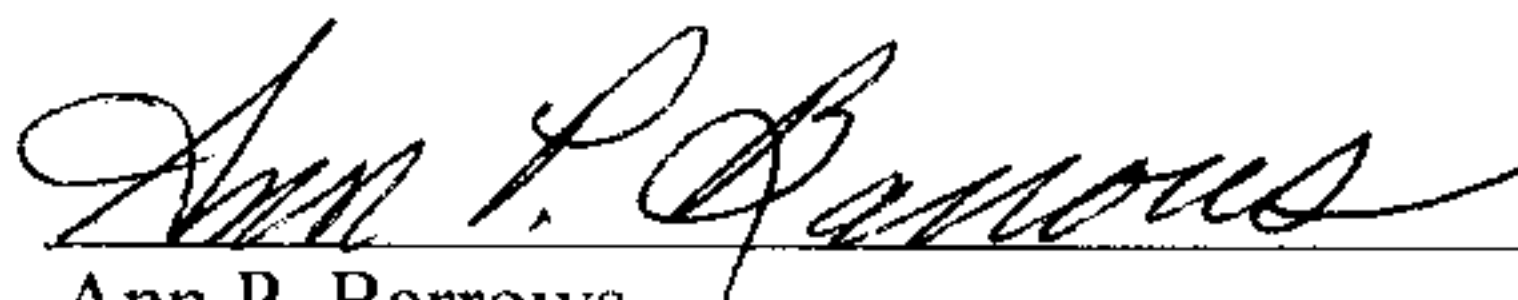
That in consideration of SIX HUNDRED THIRTY THREE THOUSAND TWO HUNDRED FOURTEEN AND 00/100 (\$633,214.00) Dollars, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Ann P. Barrows, an unmarried widow**, do hereby grant, bargain, sell and convey unto **ANN PRINCE BARROWS, Trustee of the ANN PRINCE BARROWS, Living Trust dated July 14, 2000**, (herein referred to as Grantee), 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 grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of April, 2019


Ann P. Barrows

STATE OF ALABAMA)

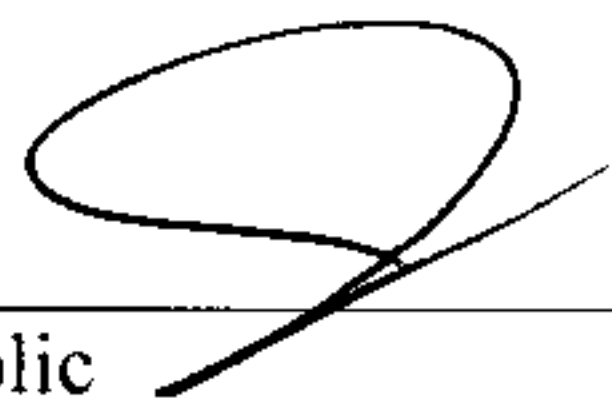
JEFFERSON COUNTY)

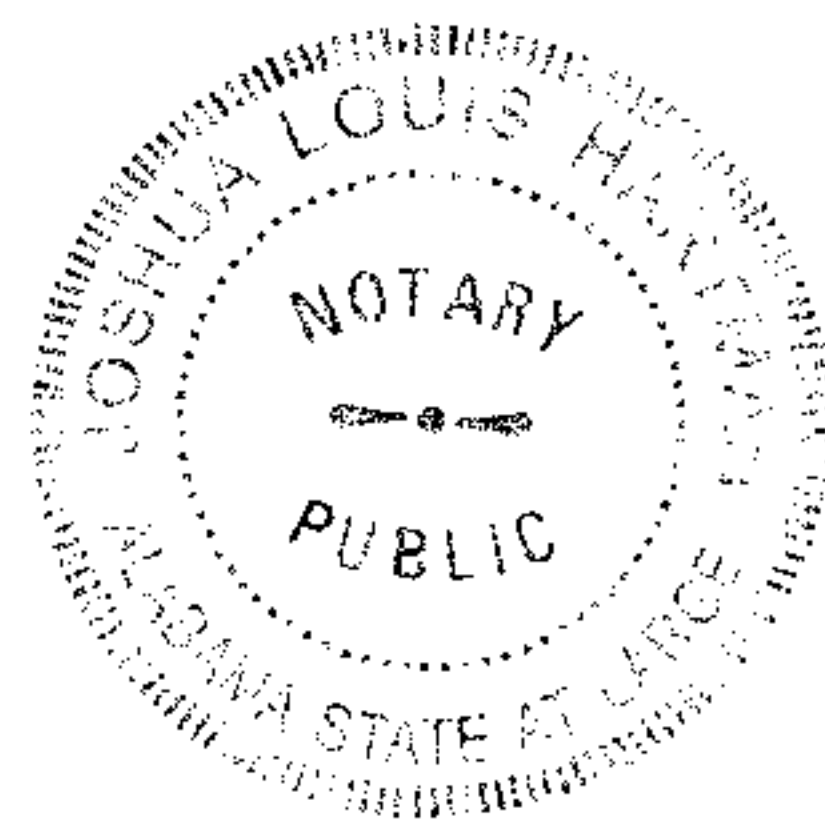
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann P. Barrows, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, 2019.

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020


Notary Public



Shelby County, AL 05/01/2019
State of Alabama
Deed Tax: \$633.50



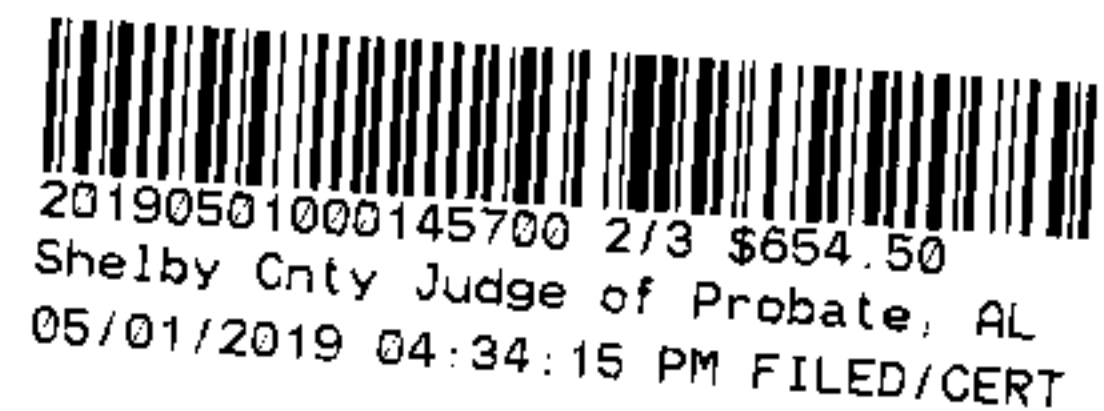
20190501000145700 1/3 \$654.50
Shelby Cnty Judge of Probate, AL
05/01/2019 04:34:15 PM FILED/CERT

EXHIBIT "A"

Lot 56, according to the Survey of Brock Point Phase 1B, as recorded in Map Book 47, page 43, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2017 and subsequent years, not yet due and payable;
2. Easements, building lines, and restrictions as shown on recorded map;
3. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397;
4. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23;
5. Amended and Restated Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partnership, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840;
6. Covenant and agreement for Water Service as recorded in Real 235, Page 574;
7. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878.



Real Estate Sales Validation Form

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

Grantor's Name Ann P. Barrows

Mailing Address

Property Address 2333 Brock Circle

Hoover, AL 35242

Grantee's Name The Ann Prince Barrows Living

Trust dated July 14, 2000

Mailing Address 2333 Brock Circle

Hoover, AL 35242

Date of Sale April 23, 2019

Total Purchase Price \$633,214.00

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

☐ 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 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: 04/23/2019

☐ Unattested

(verified by)



20190501000145700 3/3 \$654.50
Shelby Cnty Judge of Probate, AL
05/01/2019 04:34:15 PM FILED/CERT

Print: Joshua L. Hartman

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1