

THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
Larry and Joanna Camper
972 Narrows Point Drive
Birmingham, Al 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fourteen Thousand and No/100 Dollars (\$214,000.00) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Donald R. Barnes, Jr., a married man, Calah Barnes and spouse Matthew Barnes (herein referred to as Grantors) do grant, bargain, sell and convey unto Larry C. Camper and Joanna S. Camper (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County County, Alabama, to-wit:

Lot 13, according to the final plat of Narrows Point - Phase 5, recorded in Map Book 35, Page 90 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants Conditions and Restrictions recorded as Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama. (which together with all amendments thereto, is hereinafter collectively referred to as the Declaration.”)

Subject To:

1. Natural Gas Supply Agreement as recorded in Instrument No. 2000-1818.
2. Right of way to State of Alabama as recorded in Deed Book 296, Page 441, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Transmission power line permit to Alabama Power Company as recorded in Deed Book 103, Page 154, Deed Book 123, Page 420 and Deed Book 102, Page 181.
4. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines, as shown on final plat of Narrows Point - Phase 5, recorded in Map Book 35, Page 90 A & B in the Office of the Judge of Probate of Shelby County, Alabama.
5. Release of damages as recorded in Instrument No. 20060404000154580. Sinkholes, limestone formations, soil conditions, or other known or unknown surface or subsurface conditions that mayor hereafter exist or occur or cause damage to subject property as recorded in Instrument # 2000-27417.
6. Right of Way to South Central Bell Telephone Company as recorded in Deed Book 324, Page 840, and Deed Book 321, Page 610, in the Office of the Judge of Probate of Shelby County, Alabama.

7. Easement in favor of Koo, LLC as recorded in Instrument in Instrument No. 20040405000172450.
8. Restrictive Covenants and grant of land easements to Alabama Power Company as recorded in Instrument No. 20040910000506070.
9. Restrictions, limitations and conditions as set out in Map Book 35, Page 90 A & B, in the Probate Office .
10. Assignment of Developers' Rights and Obligations for The Narrows as recorded by Instrument Number 2000-40514 in the Probate Office.
11. The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-09755, as amended by Instruments recorded as Instrument #2000-17136, Instrument#2000-36696, Instrument #2001-38328, Instrument #20020905000424180, Instrument#20021017000508250, Instrument #20030716000450980, Instrument #20050831000450840, Instrument #20061031000537350, Instrument # 20061211000599540, and Instrument # 20070607000266840, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").


All recorded in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of grantor nor that of their spouse.

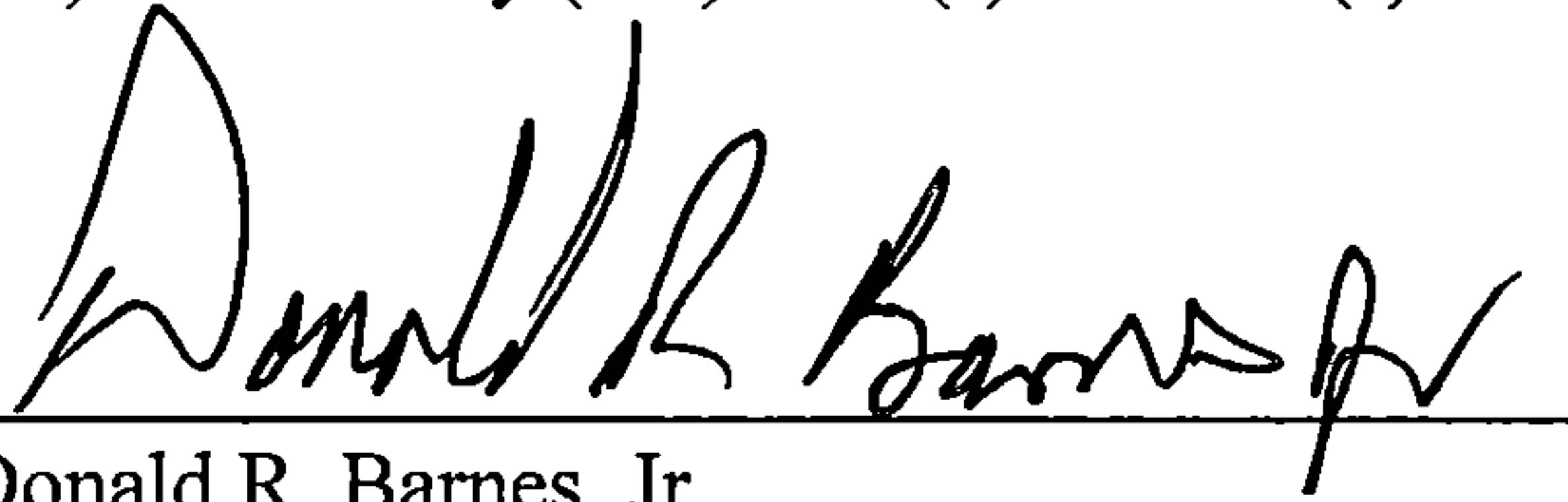
\$203,300.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

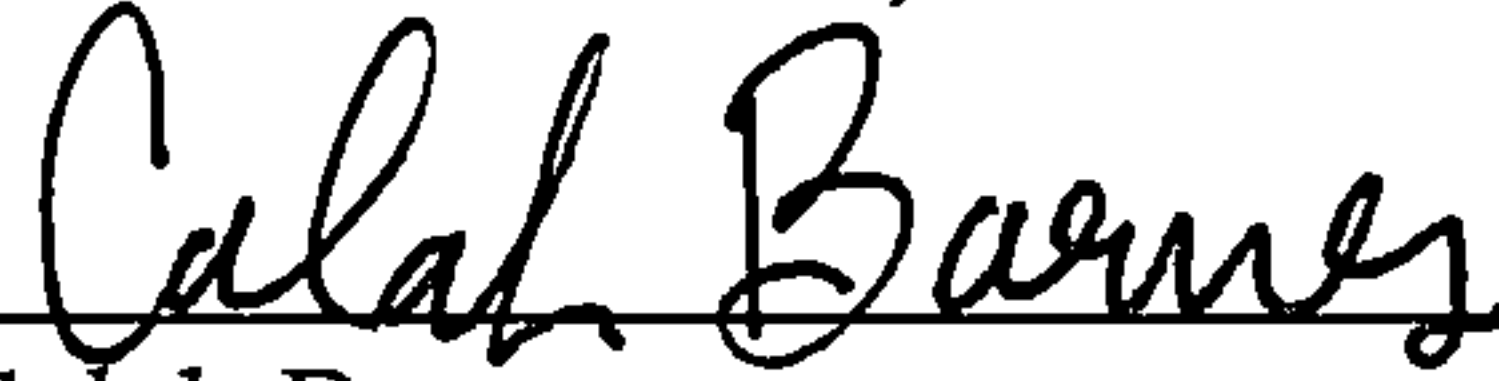
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.


20190809000288410 2/4 \$36.00
Shelby Cnty Judge of Probate, AL
08/09/2019 01:40:17 PM FILED/CERT

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 2 day of August, 2019.



Donald R. Barnes, Jr.



Calah Barnes

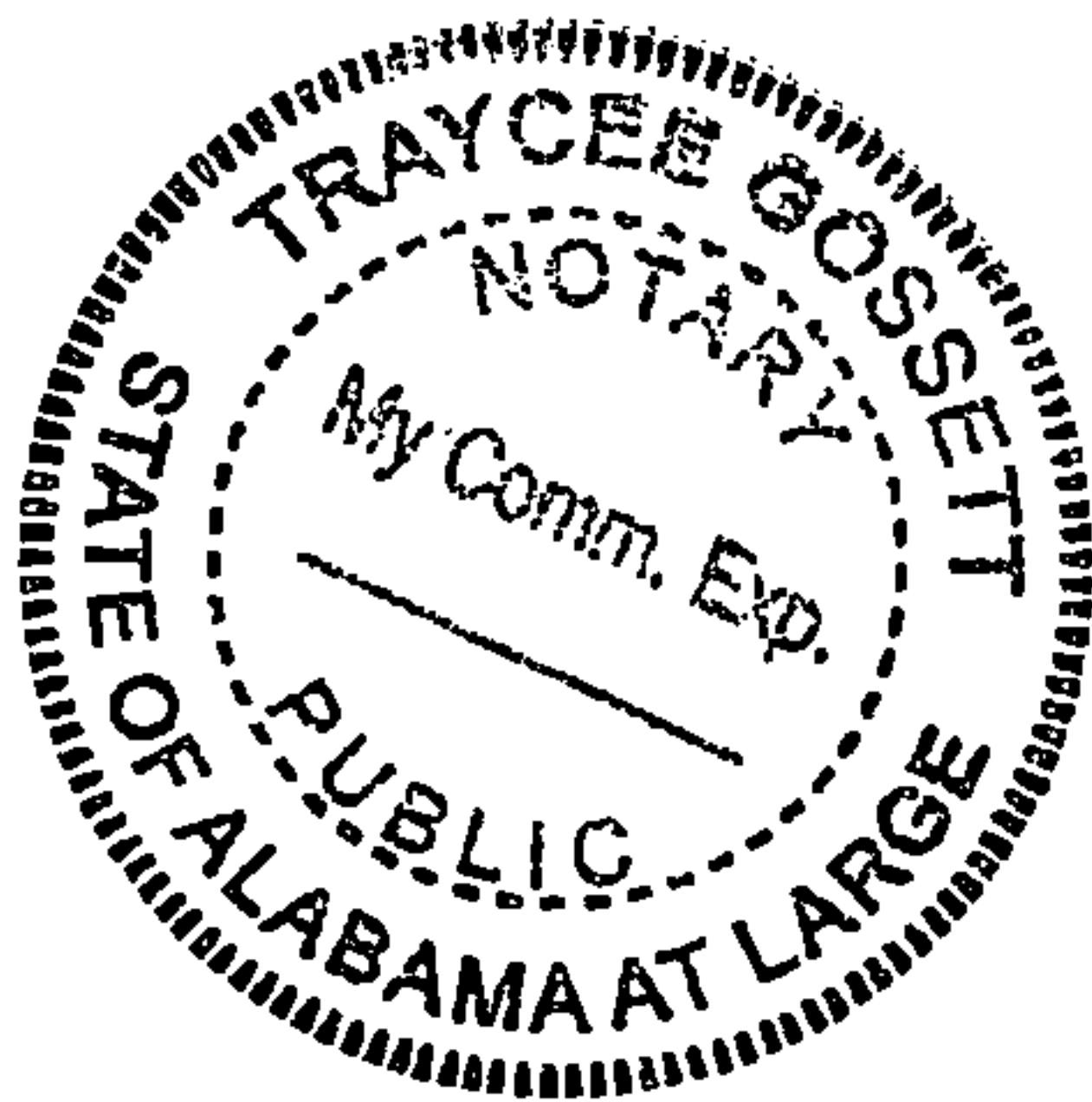


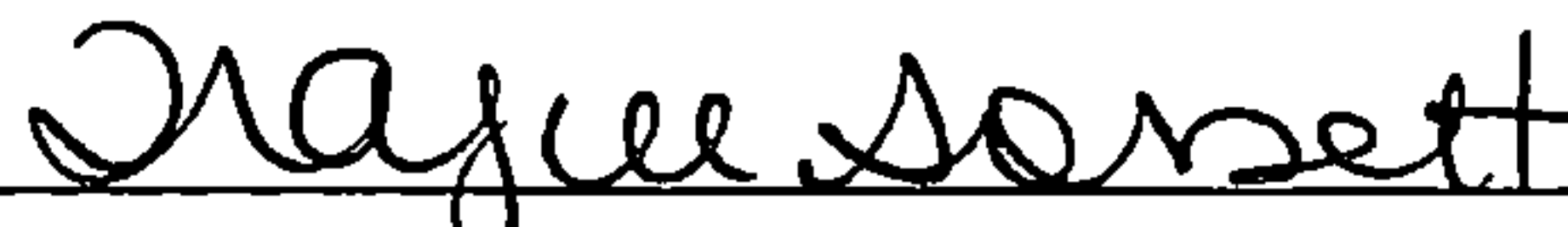
Matthew Barnes

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald R. Barnes, Jr., Calah Barnes and Matthew Barnes whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of August, 2019.





Notary Public

My Commission Expires: 9.14.20



20190809000288410 3/4 \$36.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name CALAH BARNES
Mailing Address 3806 CARIS BROOK DRIVE
HOOVER, AL 35226

Grantee's Name LARRY AND JOANNA CAMPER
Mailing Address 972 NARROWS POINT DRIVE
BIRMINGHAM, AL 35242

Property Address 972 NARROWS POINT DRIVE
BIRMINGHAM, AL 35242

Date of Sale AUGUST 2, 2019
Total Purchase Price \$ 214,000.00

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
☒ 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 _____

Print CALAH BARNES

Unattested _____

Sign

Calah Barnes

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190809000288410 4/4 \$36.00
Shelby Cnty Judge of Probate, AL
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