

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Ramona Roberts Rhodes
228 Hawthorne St.
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED FORTY SEVEN THOUSAND NINE HUNDRED AND 00/100 (\$447,900.00) DOLLARS, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Town Builders, Inc.**, a corporation, does hereby grant, bargain, sell and convey unto **Ramona Roberts Rhodes**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16-15, according to the Survey of Mt Laurel-Phase III, as recorded in Map Book 34, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 22nd day of November, 2019.

Town Builders, Inc., A corporation
By: 
Its: 

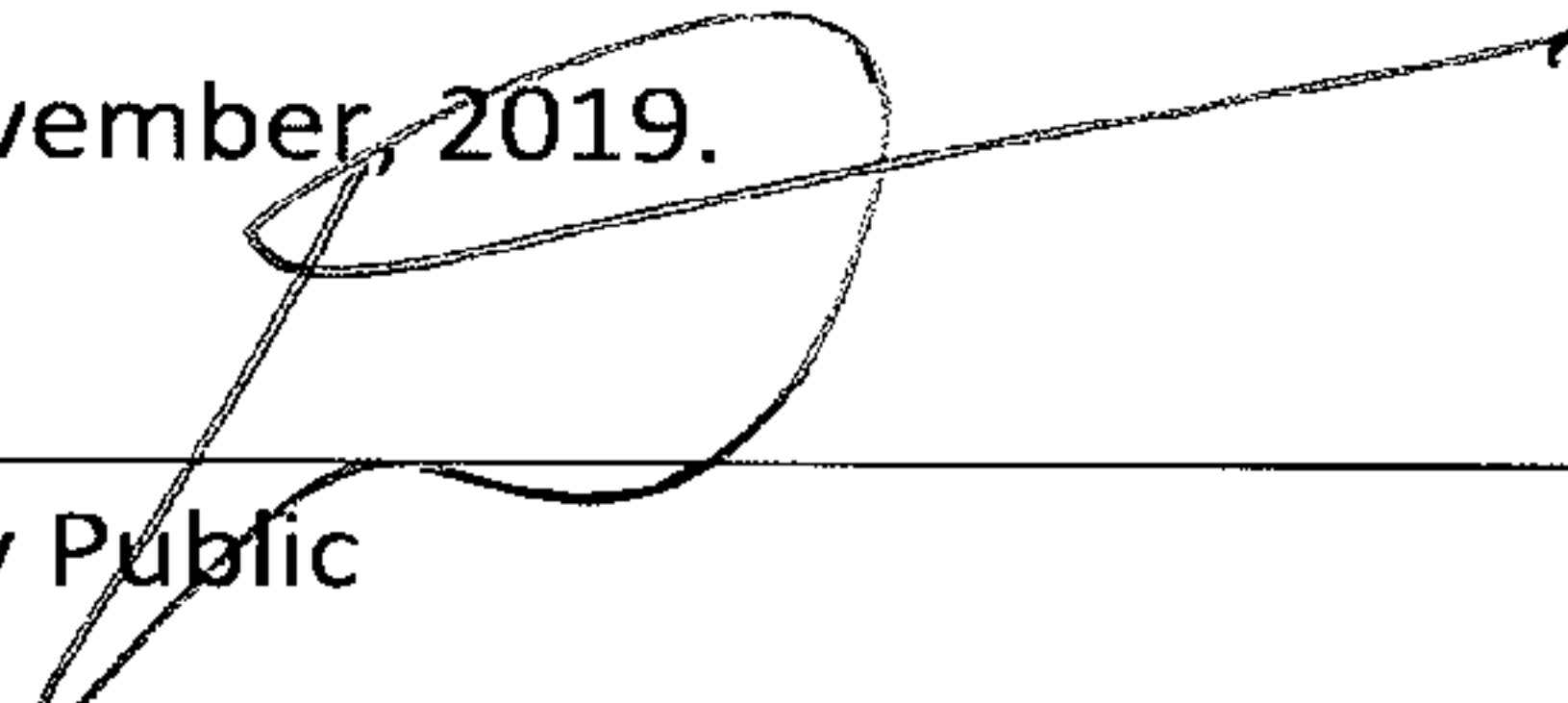
STATE OF ALABAMA)

JEFFERSON 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 Town Builders, 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 company.

Given under my hand and official seal this 22nd day of November, 2019.

My Commission Expires: 4/3/22


Notary Public

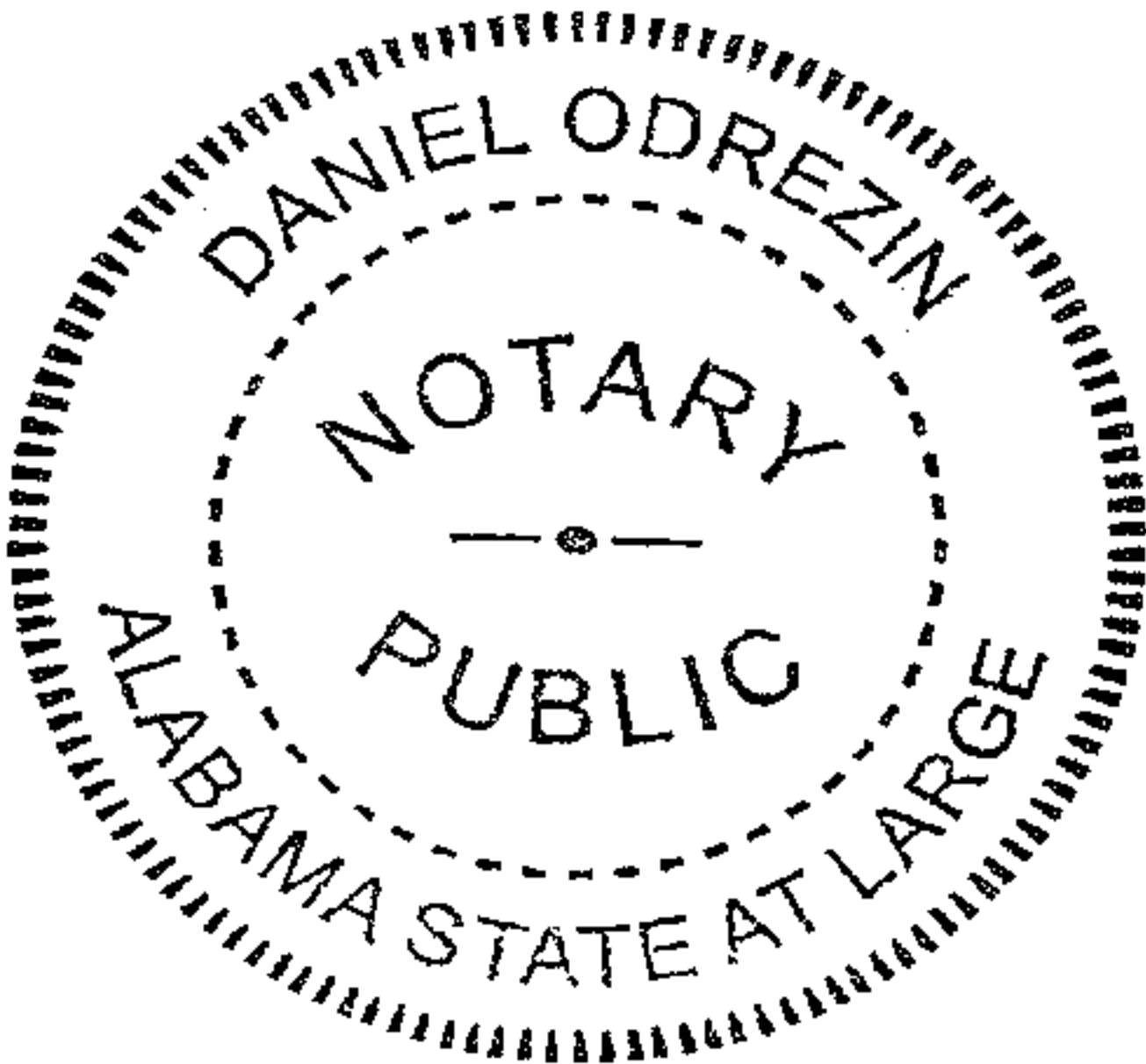


Exhibit "A"
Property Description

Lot 16-15, according to the Survey of Mt Laurel-Phase III, as recorded in Map Book 34, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Mt. Laurel-Phase III, as recorded in Map Book 34, page 137, in the Probate Office of Shelby County, Alabama.
3. Restrictions, covenants and conditions as set out in instrument recorded in Instrument No. 2000-35579; amended by 1st Amendment thereto as recorded in Instrument No. 2000-38859 and re-recorded in Instrument No. 2000-36270; 2nd Amendment as recorded in Instrument No. 2000-38860 and 3rd Amendment as recorded in Instrument No. 2001-03681 and 4th Amendment as recorded in Instrument No. 20030213000091860 and 5th Amendment as recorded in Instrument No. 20030327000184530 and 6th Amendment as recorded in Instrument No. 20030327000184540 and 7th Amendment as recorded in Instrument No. 20030527000327720 and 8th Amendment in Instrument No. 20040413000191810 and 9th Amendment recorded in Instrument No. 20040623000340720 and 10th Amendment recorded in Instrument No. 20041015000569110 and 11th Amendment recorded in Instrument No. 20050714000352130, and Instrument No. 20070202000051030, and all other amendments thereto, recorded in the Probate Office of Shelby County, Alabama.
4. Declaration of Charter, Easements, Covenants and Restrictions of Mt. Laurel, a Traditional Neighborhood Development as recorded in Instrument No. 2000-35580 and amended by 1st Amendment thereto and recorded in Instrument No. 2000-38859 and re-recorded as Instrument No. 2000-36270; 2nd Amendment as recorded in Instrument No. 2000-38860 and 3rd Amendment as recorded in Instrument No. 2001-03681 and 4th Amendment as recorded in Instrument No. 20030213000091860 and 5th Amendment as recorded in Instrument No. 20030327000184530 and 6th Amendment as recorded in Instrument No. 20030327000184540 and 7th Amendment as recorded in Instrument No. 20030527000327720 and 8th Amendment as recorded in Instrument No. 20040413000191810 and 9th Amendment as recorded in Instrument No. 20040623000340720 and 10th Amendment as recorded in Instrument No. 20041015000569110 and 11th Amendment as recorded in Instrument No. 20050714000352130 with ratification as recorded in Instrument No. 2000-41410, and all other amendments thereto, recorded in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company as recorded in Instrument No. 20040910000504440, in the Probate Office of Shelby County, Alabama.

6. Covenant and Agreement for water service as recorded in Real Book 235, Page 611, in the Probate Office of Shelby County, Alabama.

7. Sewer Service Agreement between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as recorded in Instrument No. 1999-35429 with ratification recorded in Instrument No. 2000-41410, and Instrument 20121107000427740, in the Probate Office of Shelby County, Alabama.

8. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as reference in deed recorded in Instrument No. 20051003000514040, in the Probate Office of Shelby County, Alabama.

9. Grant of Easement to Marcus Cable Associates, LLC as recorded in Instrument 20101221000428650.

10. Restrictions, limitations and conditions as recorded in Map Book 34, Page 137.

11. Oil, gas and mineral lease as recorded in Deed Book 334, Page 808 with assignment recorded in Misc. Book 42, Page 55.

12. Permit to Alabama Power Company as recorded in Deed Book 133, Page 213.

13. Right of way granted to Shelby County as set forth in Deed Book 196, Page 253, in the Office of the Judge of Probate of Shelby County, Alabama.

14. Corporation of Mt. Laurel Neighborhood Association as recorded in Instrument No. 2000-35578.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name RC Birmingham, LLC
Mailing Address _____Grantee's Name Zakry Lee Ferguson and Sarah Grace Armstrong
Mailing Address _____Property Address 515 Fox Run Ln.
Pell City, AL 35125Date of Sale November 22, 2019
Total Purchase Price \$161,560.00Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2019 09:58:26 AM
\$479.00 CHERRY
20191203000445780*Allen S. Boyd*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☐ Appraisal
☐ Other: _____☐ Closing StatementIf 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 11/22/19Print Joshua L. Hartman☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one