

20211012000496580
10/12/2021 02:38:35 PM
DEEDS 1/4

Upon recording return this instrument to:

Positive Development, LLC
2513 30th Avenue North
Birmingham, Alabama 35207

M212002 (3)
Shelby

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Positive Development, LLC
2513 30th Avenue North
Birmingham, Alabama 35207

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Robert C. Barnett
P. O. Box 12081
Birmingham, Alabama 35202

**Grantee's Name and Mailing
Address:**

Positive Development, LLC
2513 30th Avenue North
Birmingham, Alabama 35207

Property Address:

102 Sommerby Circle
Pelham, Alabama 35124;
104 Sommerby Circle
Pelham, Alabama 35124;
106 Sommerby Circle
Pelham, Alabama 35124;
114 Sommerby Circle
Pelham, Alabama 35124

Date of Sale:

October 6, 2021

Purchase Price:

\$410,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Robert C. Barnett**, a married adult person (hereinafter referred to as the "Grantor"), in hand paid by **Positive Development, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee four (4) parcels of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** (the "Property").

The Property does not constitute the homestead of Grantor nor that of any spouse of the Grantor.

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns, forever, in fee simple, free and clear of all liens and encumbrances, subject to the "Permitted Exceptions" set forth on **EXHIBIT B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto to the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 6th day of October, 2021.

Grantor:

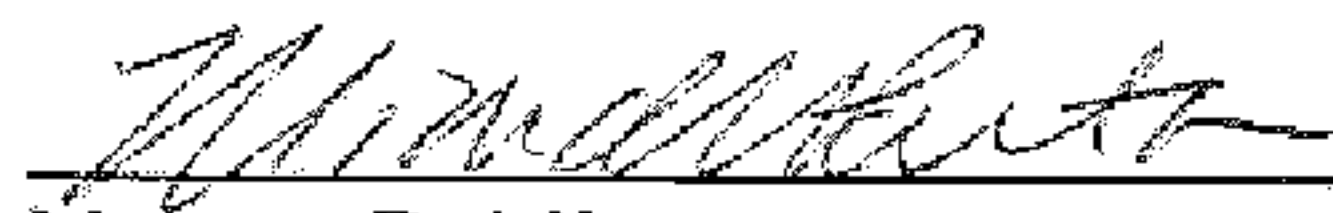
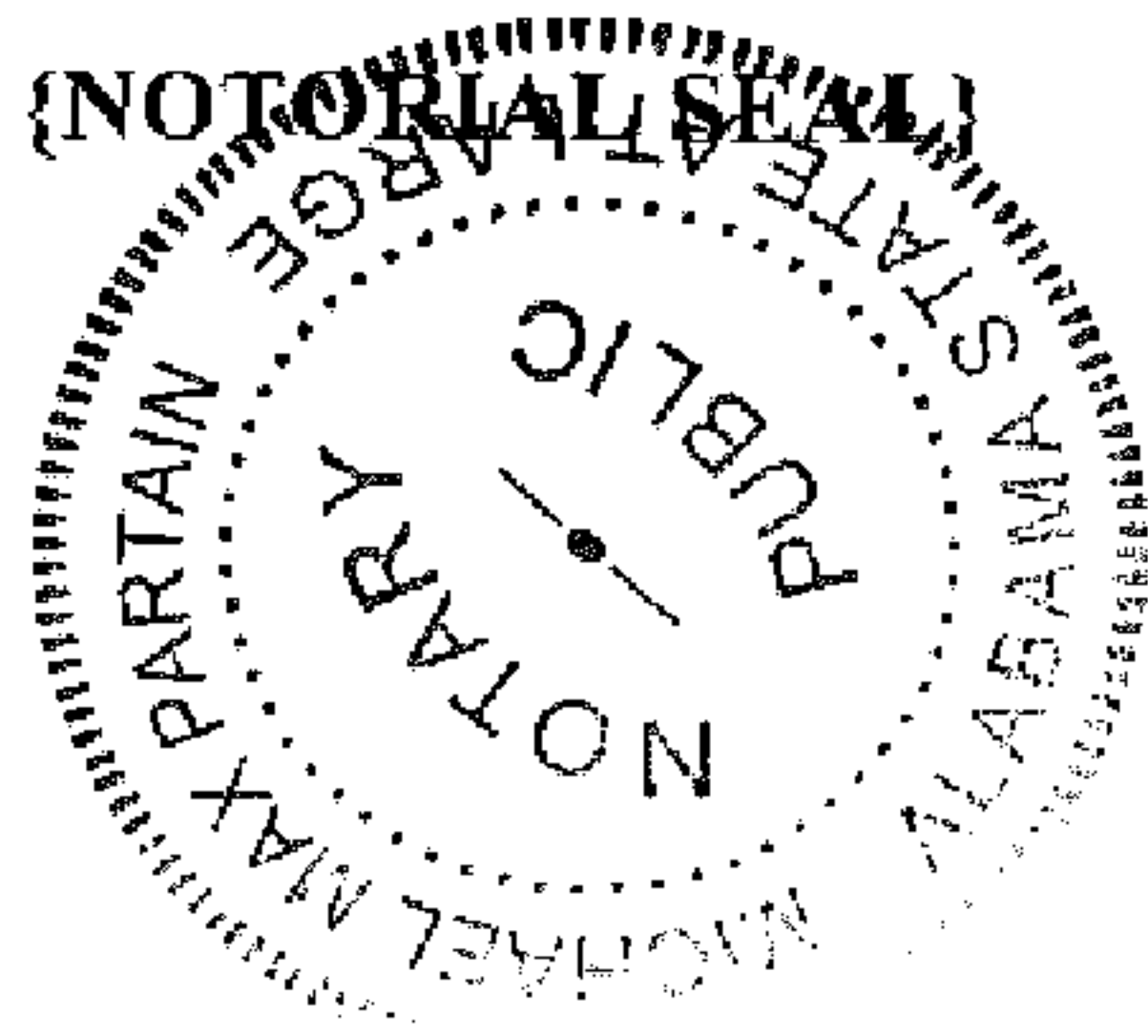


Robert C. Barnett

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County certify that **Robert C. Barnett**, an adult person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument he did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal on this 6th day of October, 2021.



Notary Public

My commission expires: 1-20-2025

EXHIBIT A

Legal Description of the Property

Lots 49, 53, 54 and 55 according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, page 112, in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2021, a lien, but not yet payable, until October 1, 2021, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under Property.
4. Restrictions, covenants and conditions in Instrument 1994-484 and Instrument 1996-484 in the Probate Office of Shelby County, Alabama.
5. Restrictions, conditions, limitations, easements as set forth by deed recorded in Instrument 1997-2592 in said Probate Office.
6. Transmission line permit to Alabama Power in Deed Book 194 page 67, Deed Book 198 page 509, Deed Book 119 page 111, Deed Book 103 page 146 ; Deed Book 161 page 143; Deed Book 179 page 384; Deed Book 135 page 366 and Deed Book 135 page 362, in said Probate Office.
7. Mineral and mining rights in Instrument 1994-26798 in said Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 20, page 112, in said Probate Office.
9. Right of way in favor of Shelby County in Deed Book 135, page 362, and Deed Book 135, page 366, in said Probate Office.
10. A 10 foot building line as shown by record plat.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2021 02:38:35 PM
\$441.00 JOANN
20211012000496580

Allen S. Bayl