

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:  
James Collins  
2066 Narrows Point Cove  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty Seven Thousand and 00/100 (\$187,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, William R. Morris Jr. An unmarried person, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, James Collins hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$ 182,259.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 24<sup>th</sup> day of November, 2010.

  
William R. Morris Jr.

STATE OF GA )  
COUNTY OF Baldwin )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that , William R. Morris Jr. 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 Instrument signed their names voluntarily on the day the same bears date.


Given under my hand and seal this 24<sup>th</sup> day of November, 2010.

  
NOTARY PUBLIC  
My Commission Expires:



RECORDER'S MEMORANDUM  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction,

**Exhibit "A"**

  
20101215000420940 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
12/15/2010 08:50:26 AM FILED/CERT

**LEGAL DESCRIPTION**

Lot 40, according to the Survey of Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31, Page 105, in the Probate Office of SHELBY County, ALABAMA; being situated in Shelby County, Alabama.

Together with the 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 as amended by instruments recorded in Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 2002-42418 and Instrument No. 2002-50825 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").