

Send tax notice to:
HEATHER VOYTANOVSKY
952 NARROWS POINT DR
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2018126

20180405000112960
04/05/2018 11:27:52 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOSEPH KIRK CUEVAS and ALICIA ELAINE CUEVAS, husband and wife **whose mailing address is:** 531 Castlebridge Ln. Shoal Creek # 35242 (hereinafter referred to as "Grantors") by HEATHER VOYTANOVSKY **whose property address is:** 952 NARROWS POINT DR, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Final Plat of Narrows Point - Phase 5, as recorded in Map Book 35, Page 90 A&B, in the Probate Office of 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 in Instrument #2000-09755 in the Probate Office of Shelby County, Alabama, as mended from time to time, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
4. Declaration of Covenants, Conditions and Restrictions dated March 27, 2000 has heretofore been duly executed and recorded as Instrument #2000-09755 in the Probate Office of Shelby County, Alabama, and has been amended by the First Amendment thereto dated May 24, 2000 and recorded as Instrument #2000-17136 in said Probate Office, and further amended by the Second Amendment thereto dated October 16, 2000 and recorded as Instrument #2000-36696 in said Probate Office, and further amended by the Third Amendment thereto dated August 29, 2001 and recorded as Instrument #2001-38328 in said Probate Office, and further amended by the Fourth Amendment thereto dated August 27, 2002 and recorded as Instrument #20020905000424180 in said Probate Office, and further amended by the Fifth Amendment thereto dated October 1, 2002 and recorded as Instrument #20021017000508250 in said Probate Office, and further amended by the Sixth Amendment thereto dated July 11, 2003 and recorded as Instrument #20030716000450980 in said Probate Office, and further amended by the Seventh Amendment thereto dated August 26, 2005 and recorded as Instrument #20050831000450840 in said Probate Office, and further amended by the Eighth Amendment thereto dated October 25, 2005 and recorded as Instrument



#20061031000537350 in said Probate Office, and further amended by the Ninth Amendment thereto dated December 8, 2006 and recorded as Instrument #20061211000599540 in said Probate Office, and further amended by the Tenth Amendment thereto dated May 24, 2007 and recorded as Instrument #20070607000266840, and further amended by the Eleventh Amendment thereto dated July 9, 2008 and recorded in Instrument #20080711000280890, in said Probate Office (collectively with all amendments, the "Declaration").

5. Transmission line permit to Alabama Power Company as recorded in Deed Book 103, page 154, Deed Book 123, page 420 and in Deed Book 102, page 181.
6. Right of way to South Central Bell Telephone Company as recorded in Deed Book 324, page 840 and in Deed Book 321, page 610.
7. Right of way to State of Alabama as recorded in Deed Book 296, page 441.
8. Natural gas supply agreement as recorded in Instrument #2000-1819.
9. Assignment of Developers Rights from Equine Partners, LLC to KOO, LLC, as recorded in Instrument #2000-40514.
10. Restrictive Covenants and Grant of Land Easement to Alabama Power Company as recorded in Instrument #20040910000506070.
11. Release of damages as set out in Instrument #20061023000521550.

\$203,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



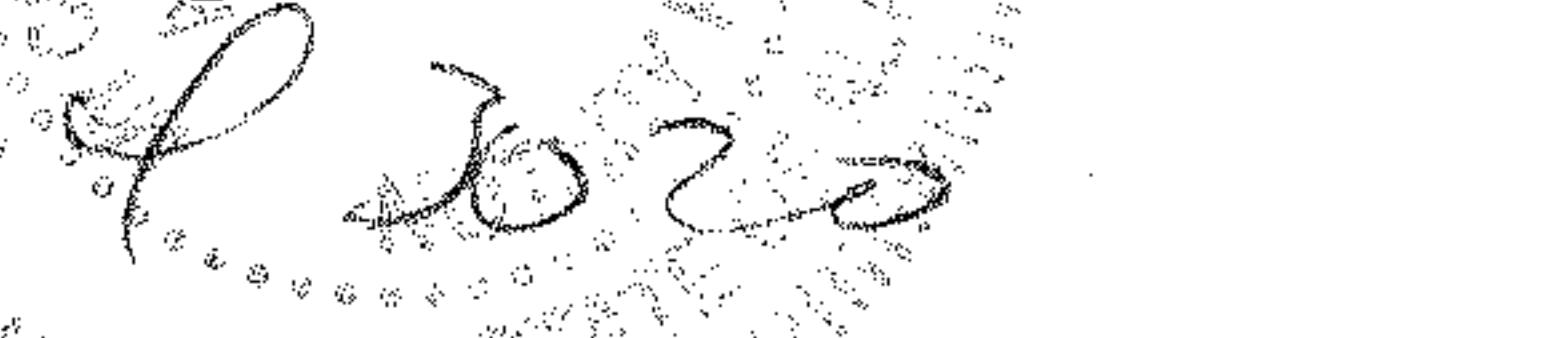
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of April, 2018.

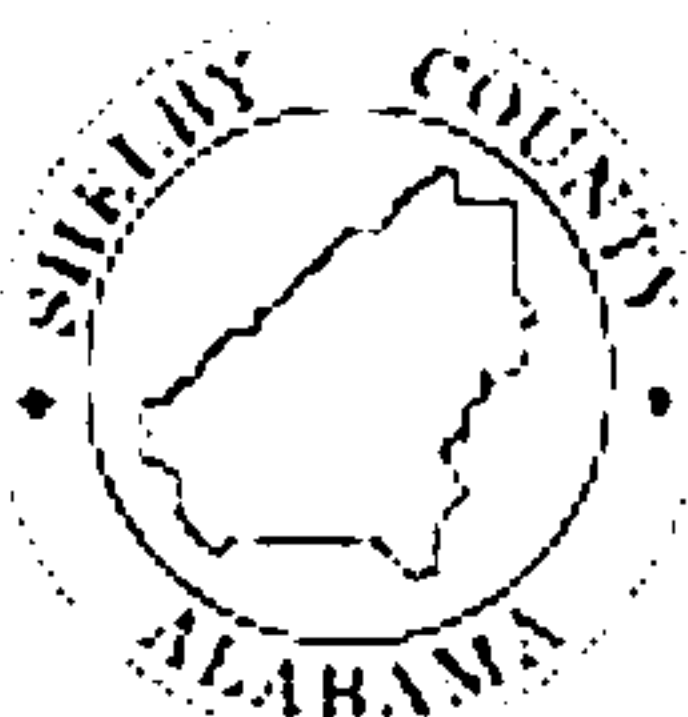

 JOSEPH KIRK CUEVAS

 ALICIA ELAINE CUEVAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH KIRK CUEVAS and ALICIA ELAINE CUEVAS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of April, 2018.


 Notary Public
 Print Name: 
 Commission Expires: 



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/05/2018 11:27:52 AM
 \$22.00 CHERRY
 20180405000112960

