

WARRANTY DEED

20050601000262800 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
06/01/2005 09:27:27AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty Two Thousand and No/100 (\$142,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **Karen Reynolds, an unmarried individual**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Emma E. Hollon**, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 14, ACCORDING TO THE AMENDED PLAT OF FINAL RECORD PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A AND 11B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENTS TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROW RESIDENTIAL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS INSTRUMENT #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$113,600.00 and \$28,400.00 of the above consideration was paid from the proceeds of those mortgages closed simultaneously herewith.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2005, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), her heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 18<sup>th</sup> day of May, 2005.

Karen Reynolds  
KAREN REYNOLDS

BY: Laura Jelks, AIF  
LAURA JELKS, ATTORNEY-IN-FACT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Karen Reynolds, by Laura Jelks, Attorney-in-Fact, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, in her capacity of Attorney-in-Fact for Karen Reynolds and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 18<sup>th</sup> day of May 2005.

My Commission Exp:

Christopher P. Moseley  
Notary Public

CHRISTOPHER P. MOSELEY  
MY COMMISSION EXPIRES 10/27/05

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY

Moseley & Associates, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

EMMA E. HOLLON  
168 REACH WAY  
BIRMINGHAM, AL 35242