

20060524000246200 1/3 \$182.00
Shelby Cnty Judge of Probate:AL
05/24/2006 12:36:32PM FILED/CERT

FRS File No.: 471311

Customer File No.: 200601104

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty Five Thousand Five Hundred and no/100 DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Kevin C. Kelly, a single person, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
National Residential Nominee Services Inc. of 16000 Dallas Parkway, 4th Floor Dallas, TX 75248

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached here to and made a part thereof.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 825 Reach Crest, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.


AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

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same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 1st day of May, 2006.

Kevin C. Kelly (Seal)
Kevin C. Kelly


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THE STATE OF Georgia
COUNTY OF Fulton }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kevin C. Kelly single (fill in marital status) 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 conveyance, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 1st day of May, 2006
Terri H. Hales (Seal)
Notary Public

6/21/09
My Commission Expires

This document prepared by: Chasity Meek, Title Specialist, 16000 Dallas Parkway, Suite 400, Dallas, TX 75248

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EXHIBIT A

Lot 80, according to the map or survey of Final Plat of Narrows Reach Sector Phase 2, as recorded in Map Book 30, Page 58 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 as Inst No. 2000-9755, as amended by instruments recorded in Inst No. 2000-17136, Inst. No. 2000-36696, and Inst No. 2001-38328, Inst No. 2002-42418, and Inst. No. 2002-50825 all recorded in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

Shelby County, AL 05/24/2006
State of Alabama

Deed Tax: \$165.00