This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
P.O. Box 190224
Birmingham, AL 35219

SEND TAX NOTICE TO:
Jonathan K. Mahrt

340 Narrows Drive
Birmingham, Alabama 35242

20060525000249470 1/2 $27.00
Shelby Cnty Judge of Probate,AL
05/25/2006 01:33:53PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Twenty Seven Thousand Five Hundred dollars and Zero cents ($227,500.00)**to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Erin V. Jones f/n/a Erin V. Beech and husband Arthur McDonald Jones,** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Jonathan K. Mahrt** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

$182,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage and $33,650.00 proceeds from a purchase money second mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on the **19th day of May, 2006**

Erin V. Jones

Erin V. Jones

Arthur McDonald Jones

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Erin V. Jones and Arthur McDonald Jones** 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the **19th day of May, 2006**.

Ellen N. Lamb

Notary Public
Commission Expires: 4/27/20

ELLEN N. LAMB
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 05/25/2006
State of Alabama

Deed Tax:$12.00

FILE NO: 260855

Title

File No.: 260855

20060525000249470 2/2 $27.00
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EXHIBIT A

Lot 74, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A&B, 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 #2000-9755; amended in Instrument #2000-17136; Instrument #2000-36696; Instrument #2001-38328; Instrument #200209050000424180; Instrument #20021017000508250; Instrument #20030716000450980, which together with all amendments thereto, in the Probate Office of Shelby County, Alabama.