



20060719000349870 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/19/2006 03:50:09PM FILED/CERT

Send tax notice to:
PHYLLIS HICKS
258 NARROWS POINT LANE
BIRMINGHAM, AL 35242
06-1382

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty One Thousand Five Hundred and No/100 Dollars (\$181,500.00), in hand paid to the undersigned, **CRAIG H. BRASHIER AND KIMBERLY L. BRASHIER, F/K/A KIMBERLY L. MILLICAN, HUSBAND AND WIFE**, (hereinafter referred to as the "Grantor") by **PHYLLIS HICKS**, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 96, ACCORDING TO THE FINAL PLAT OF NARROWS POINT-PHASE 3, AS RECORDED IN MAP BOOK 28, PAGE 120, IN THE OFFICE OF THE JUDGE OF PROBATE 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 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")

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat

(\$143,200.00 and \$35,800.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) 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.

Shelby County, AL 07/19/2006
State of Alabama

Deed Tax: \$2.50

20060719000349870 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/19/2006 03:50:09PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5TH day of July, 2006

Craig H. Brashier
CRAIG H. BRASHIER

Kimberly L. Brashier
KIMBERLY L. BRASHIER,
F/K/A KIMBERLY L. MILLICAN

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that CRAIG H. BRASHIER AND KIMBERLY L. BRASHIER, F/K/A KIMBERLY L. MILLICAN, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5TH day of July, 2006.

Notary Public

My Commission expires: 3/6/2007

[NOTARIAL SEAL]