

This instrument prepared by:  
John H. Henson  
4647-E Highway 280  
Riverhills Shopping Center  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
Bethany Poff  
755 Reach Crest  
Birmingham, Alabama 35242

20100121000021420 1/1 \$26.00  
Shelby Cnty Judge of Probate, AL  
01/21/2010 03:00:28 PM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

Shelby COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Forty Eight Thousand dollars and Zero cents (\$148,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Scott MeyerPeter and Katie Davis MeyerPeter, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Bethany Poff** (hereinafter grantee, whether one or more), all of our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 66, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A & 58B, 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 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

**Katie Davis MeyerPeter is one and the same as Katie Davis in which original deed was taken.**

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.

\$133,200.00 of the consideration recited herein is from the proceeds of a purchase money 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 **15th day of January, 2010**

Scott MeyerPeter  
Scott MeyerPeter

Katie Davis MeyerPeter  
Katie Davis MeyerPeter

Shelby County, AL 01/21/2010

State of Alabama  
Deed Tax : \$15.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Scott MeyerPeter and Katie Davis MeyerPeter** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **15th day of January, 2010**.

Notary Public  
Commission Expires:

FILE NO: 293172