

*This conveyance prepared without the benefit of title insurance. Attorney makes
no representations as to the title of this property.*

\$175,000

Send Tax Notice To:
John D. Browning
937 Narrows Point Drive
Birmingham, Alabama 35242

This instrument was prepared by:

Wm. Randall May

Allison, May & Kimbrough, L.L.C.

1300 Corporate Drive

Birmingham, AL 35242

Shelby County, AL 01/26/2010

State of Alabama

Deed Tax : \$175.00



20100126000024710 1/3 \$192.00
Shelby Cnty Judge of Probate, AL
01/26/2010 09:54:39 AM FILED/CERT

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOHN D. BROWNING and wife, PATTI M. BROWNING**, (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **JOHN D. BROWNING, PATTI M. BROWNING and ANN B. BROWNING** (herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 67, according to the Final Plat of Narrows Point – Phase 5, recorded in Map Book 35, Page 90A & 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 Inst. #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, 2010 and all subsequent years thereafter; (2) Fire district assessments for 2010 and subsequent years not yet due and payable; (3) Mineral and mining rights not owned by Grantor; (4) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755, Instrument #2000-17136, Instrument #2000-36696, Instrument #2001-38328, Instrument #20020905000424180, Instrument #20021017000508250, and

Instrument #20030716000450980 in the Probate Office of Shelby County, Alabama;
(5) All easements, restrictions, reservations, agreements, rights-of-way, building
setback lines and any other matters of record.

And we do for ourselves and for our heirs, executors, and administrators covenant with said
Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises,
that they are free from all encumbrances, unless otherwise noted above; that we have a good right to
sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall,
warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against
the lawful claims of all persons.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and
singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee,
his, her or their heirs and assigns, forever in fee simple forever, together with every contingent
remainder and right of reversion.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of
January, 2010.

John D. Browning
JOHN D. BROWNING

Patti M Browning
PATTI M. BROWNING

STATE OF ALABAMA)
SHELBY COUNTY)


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
JOHN D. BROWNING, 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, he
executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 14 day of January, 2010.


Sarah M LeBlanc
Notary Public
My commission expires: 3/20/10

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PATTI M. BROWNING, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 14 day of January, 2010.

Sarah M. Lefebvre
Notary Public
My commission expires: 3/20/10


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