


Send tax notice to:
Sheila J. Marcaurelle
2022 Narrows Point Cove
Birmingham, AL 35242
NTC1300017

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20130213000063250 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
02/13/2013 12:45:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) in hand paid to the undersigned, William Z. Stewart and Jessica Lester Stewart, Husband and Wife, Thomas W. Stewart, Jr. and wife, Sharon M. Stewart, Husband and Wife, (hereinafter referred to as "Grantors"), by Sheila J. Marcaurelle (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31, at Page 105, 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 No. 2000-09755, as amended by instruments recorded as Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250, and Instrument No. 20030716000450980, and Instrument No. 20050831000450840, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$136,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs,

executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 31st day of January, 2013.

William Z. Stewart
William Z. Stewart

Jessica Lester Stewart
Jessica Lester Stewart

Thomas W. Stewart Jr.
Thomas W. Stewart Jr.

Sharon M. Stewart
Sharon M. Stewart

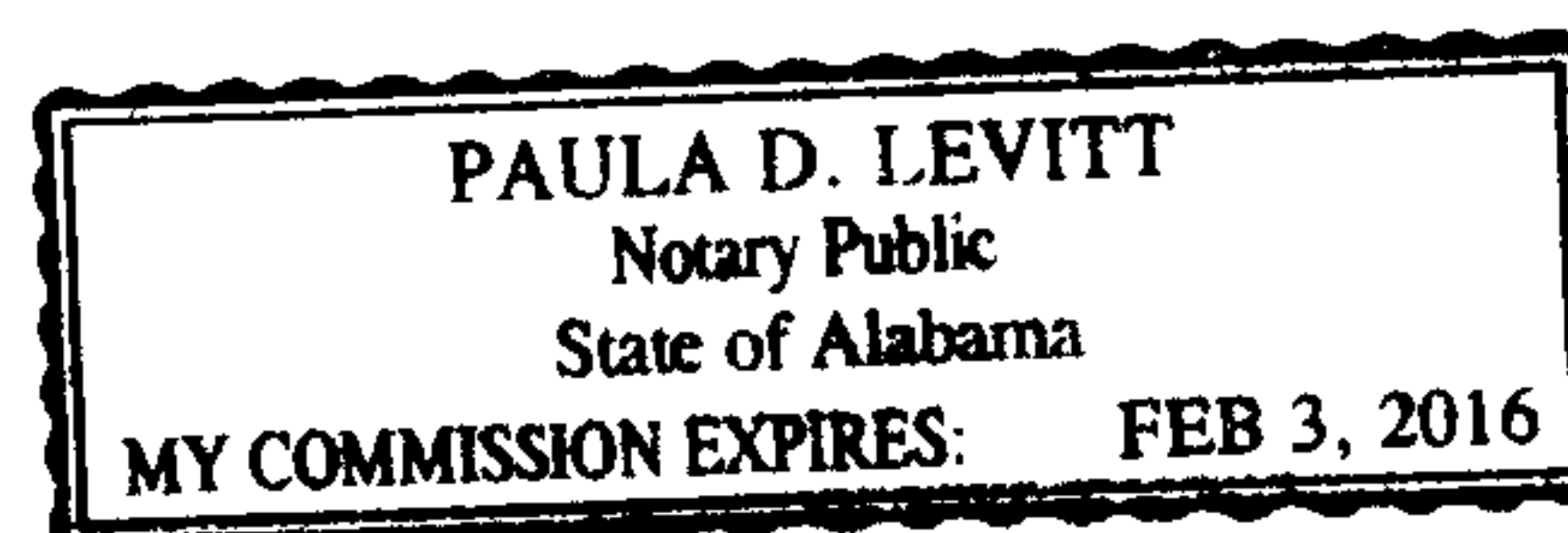
20130213000063250 2/3 \$52.00
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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Z. Stewart and Jessica Lester Stewart, Husband and Wife, Thomas W. Stewart, Jr. and Sharon M. Stewart, Husband and Wife, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2013.

Paula D. Levitt
Notary Public
Print Name: Paula D. Levitt
Commission Expires: 2-3-14



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William Z Stewart
Mailing Address 127 Conny Road
Sterrett AL 35147

Grantee's Name Sheila J. Mangawelle
Mailing Address 2022 Narrows Point
Cove
Birmingham AL
35242

Property Address 2022 Narrows Point Cove Date of Sale 1-31-13
Birmingham AL
35242 Total Purchase Price \$ 170,000



20130213000063250 3/3 \$52.00
Shelby Cnty Judge of Probate, AL
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or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-4-13

Print _____

Unattested _____

Sign Jennifer Banik

(verified by)

(Grantor/Grantee/Owner/Agent) circle one