

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Ninety Two Thousand and No/100ths Dollars (\$192,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged by the closing statement, **BRIAN JOSEPH WORSTER and SARAH WORSTER, Husband and Wife, whose address is 108 Country Cove, Chelsea, AL 35043** (herein referred to as “Grantors”) do by these presents grant, bargain, sell and convey unto **BRUCE E. LENART AND KAREN E. LENART, whose address is 969 Narrows Point Drive, Birmingham, AL 35242** (herein referred to as “Grantees”) for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Final Plat of Narrows Point-Phase , as recorded in Map Book 35, at Page 90 A&B, 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 Inst. No. 2000-09755, as Amended by instruments recorded as Inst. No. 2001-38328, Inst. No. 20020905000424180, Inst. No. 20021017000508250, Inst. No. 20030716000450980, and Inst. 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”).

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Birmingham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, 2014 ad valorem taxes, and the following:

1. **Utility easements as shown by recorded plat, including, 15 feet on the northerly side.**
2. **Restrictions, covenants, and conditions as set out in Inst. No. 2000-09755, as Amended by instruments recorded as Inst. No. 2001-38328, Inst. No. 20020905000424180, Inst. No. 20021017000508250, Inst. No. 20030716000450980, and Inst. No. 20050831000450840, Inst. No. 20061031000537350, Inst. No. 20061211000599540, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Restrictions, limitations and conditions as set out in Plat Book 35, page 90, in the Probate Office of Shelby County, Alabama.**
4. **Right(s)-of-Way(s) granted to South Central Bell Telephone Company, as set out in Deed Book 324, page 840, and Deed Book 321, page 610, in the Probate Office.**
5. **Right(s)-of-Way(s) granted to State of Alabama, as set out in Deed Book 296, page 441, in the Probate Office.**
6. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, page 154, Deed Book 123, page 420, and Deed Book 102, page 181, in Probate Office.**
7. **Assignment of Developers’ Rights and Obligations for The Narrows as recorded by Inst. No. 2000-40514, in Probate Office.**
8. **Restrictive Covenants and grant of land easement to Alabama Power Company as recorded in Inst. No. 20040910000506070, in Probate Office.**

9. Natural Gas Supply Agreement as recorded in Inst. No. 2000-1818, in Probate Office.

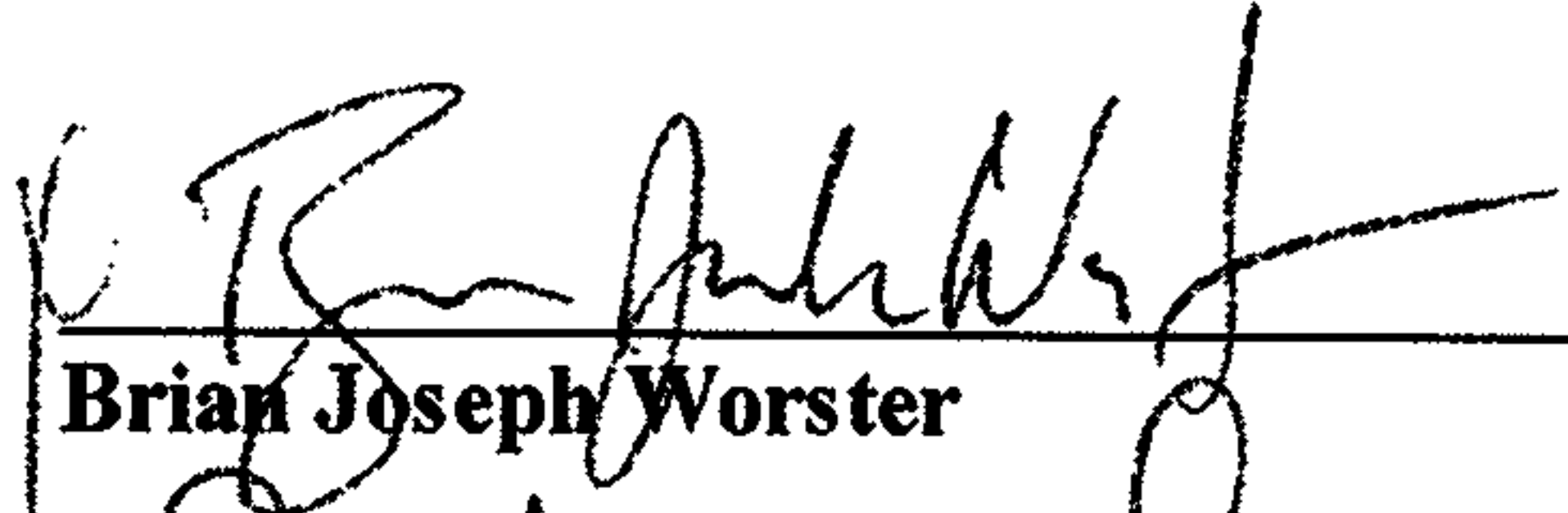
\$ 183,255.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 5th day of September, 2014.

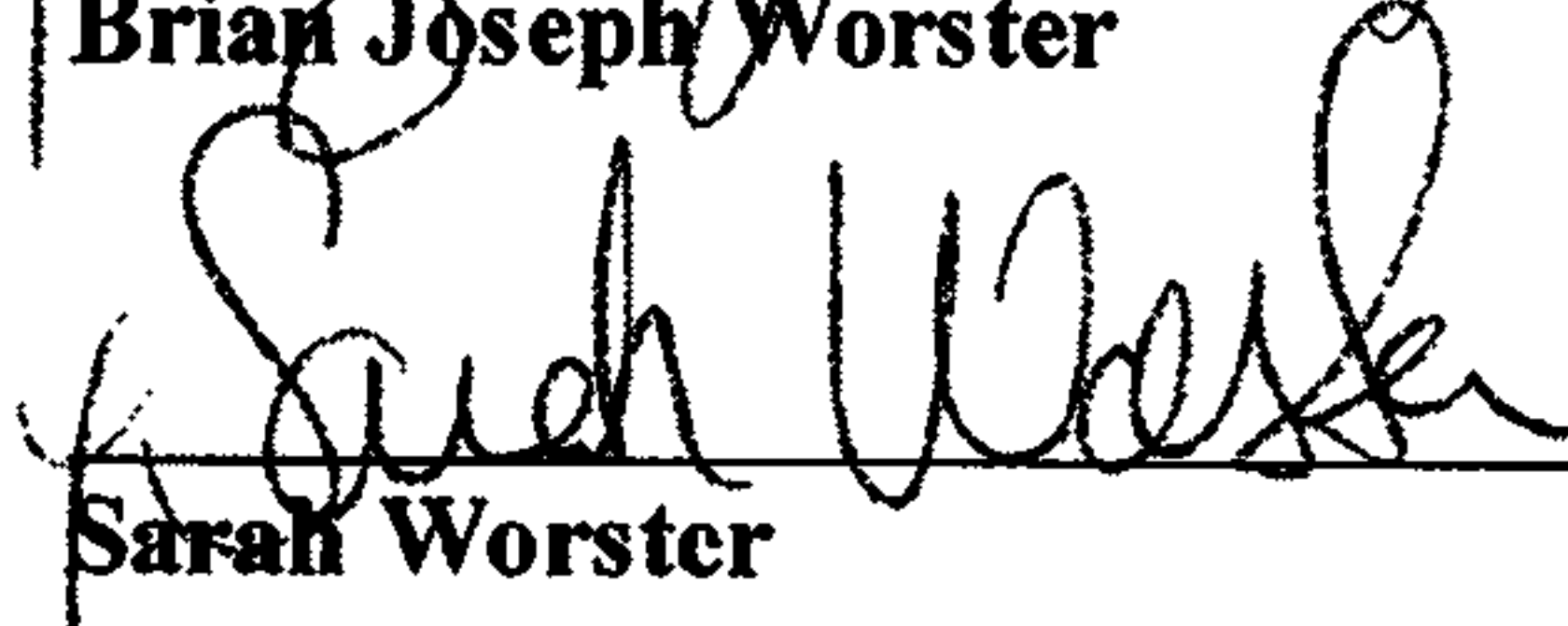
WITNESS



Brian Joseph Worster

{L.S.}

WITNESS



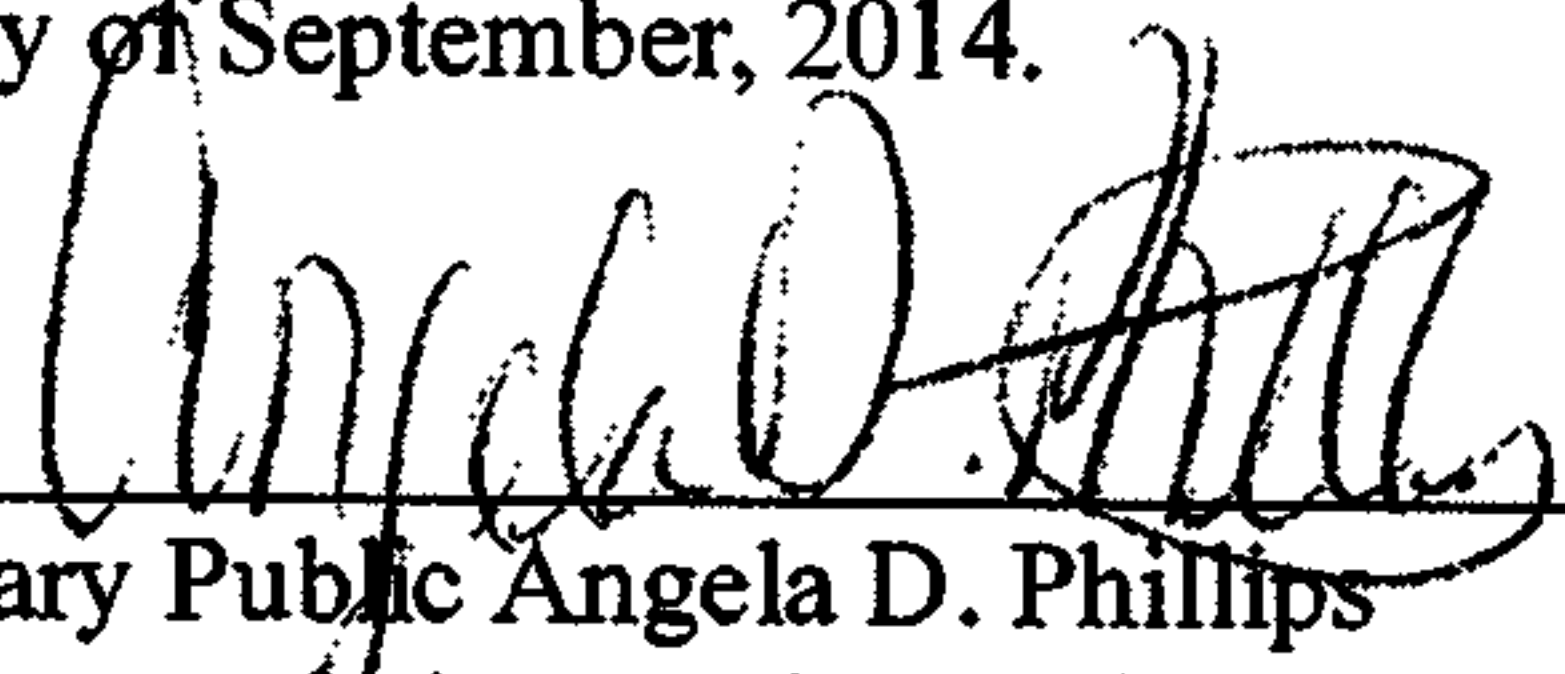
Sarah Worster

{L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Brian Joseph Worster and Sarah Worster**, 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 seal this 5th day of September, 2014.



Notary Public Angela D. Phillips
My commission expires 01/12/2016

Send Tax Notice To:

Bruce E. Lenart
969 Narrows Point Drive
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-08-4176



Real Estate Sales Validation Form

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

Grantor's Name	Brian Joseph Worster	Grantor's Name	Bruce E. Lenart
Mailing Address	108 Country Cove Chelsea AL 35043	Mailing Address	969 Narrows Point Drive Birmingham AL 35242
Property Address	969 Narrows Point Dr. Birmingham AL 35242	Date of Sale	9/5/14
		Total Purchase Price	\$ 710 = 192000.00
		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 evidenced: (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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 7/29/14

Unattested

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/29/2014 03:40:54 PM
\$29.00 CHERRY
20140929000305260

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



James W. Fuhrmeister