

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Christopher Golser  
216 Reach Way  
Birmingham, Alabama 35242

**WARRANTY DEED**



20141124000369510 1/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
11/24/2014 12:51:19 PM FILED/CERT

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this November 21, 2014,** That for and in consideration of **ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100 (\$138,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **RYAN ROWLAND and STACEY B. ROWLAND, husband and wife,** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **CHRISTOPHER GOLSER,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 25, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11A & 11B, in the Probate Office 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 as recorded in 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. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 27, Page 11A & 11B.
7. Easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755; 1st Amendment recorded as Instrument #2000-17136; 2nd Amendment recorded as I
8. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 109, Page 70 and Deed 145, Page 22.
9. Right of Way to Alabama Power Company recorded in Deed Book 109, Page 70 and Deed Book 145, Page 22.

Shelby County, AL 11/24/2014  
State of Alabama  
Deed Tax:\$13.00


10. Right of Way to South Central Bell Telephone Company recorded in Deed Book 321, Page 610; Deed Book 324, Page 840 and Deed Book 329, Page 430.
11. Release of damages as set forth in document recorded in Instrument #20020909000431430.
12. Natural Gas Supply Easement to Alabama Natural Gas Corporation as recorded in Instrument #2000-1818.
13. Assignment of Developer's Rights and Obligations for The Narrows as recorded by Instrument #2000-40514

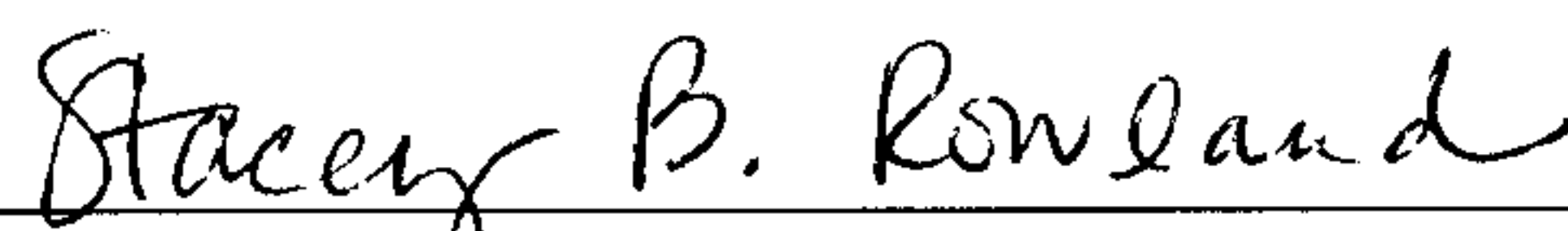
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of November 21, 2014.

**GRANTORS:**

  
\_\_\_\_\_  
Ryan Rowland

  
\_\_\_\_\_  
Stacey B. Rowland

**STATE OF ALABAMA  
COUNTY OF SHELBY**

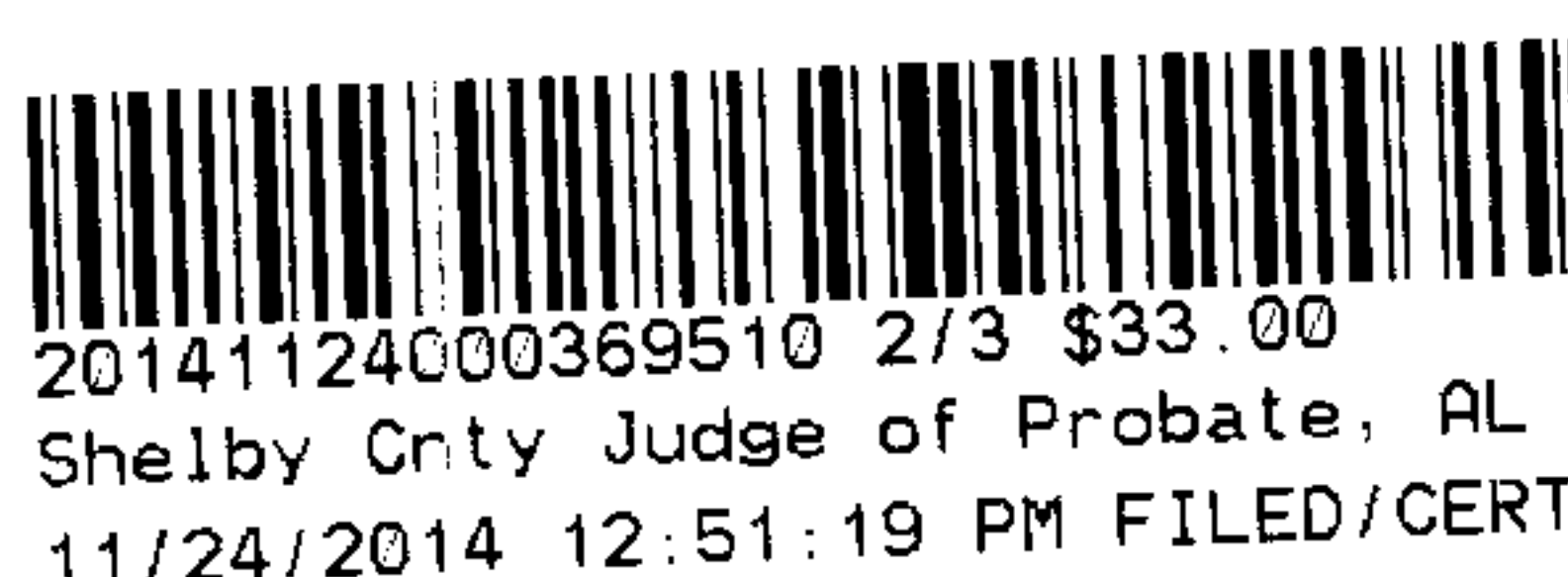
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Ryan Rowland and Stacey B. Rowland, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Ryan Rowland and Stacey B. Rowland each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of November 21, 2014.

  
\_\_\_\_\_  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]





## Real Estate Sales Validation Form

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

Grantor's Name Ryan Rowland  
Mailing Address Stacey B. Rowland  
216 Reach Way  
Birmingham, Alabama 35242

Grantee's Name Christopher Golser  
Mailing Address \_\_\_\_\_  
216 Reach Way  
Birmingham, Alabama 35242

Property Address 216 Reach Way  
Birmingham, Alabama 35242  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 11/21/14  
Total Purchase Price \$ \$138,000.00  
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 evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 \_\_\_\_\_

Print C. Ryan Sparks

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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