

# DEEDS 1/3

**Purchase Price Verification:** See deed below

Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

Jimmy L. Smith, Jr.  
220 Reach Way  
Birmingham, AL 35242

1. Ad valorem taxes for the current year, 2015, which are not yet due and payable.
2. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes, special assessments, and dues which are not shown as existing liens by the public records.
7. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.
8. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Narrows Reach recorded in Map Book 27, pages 11A & 11B, and also Map Book 27, pages 3A & 38, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

10. Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755; and amended in Instrument #2000-17136; Instrument #2000-36696; and Instrument #20070607000266840.
11. Right-of-way to Alabama Power Company recorded in Deed Book 109, page 70; and Deed Book 145, page 22.
12. Right-of-way to Shelby County recorded in Map Book 95, page 515, 535 and 503.
13. 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.
14. Release of damages as recorded in Instrument #20020802000361410 and Instrument #20021204000603640.
15. Natural gas supply easement to Alabama Natural Gas Corp. as recorded in Instrument #2000-1818.
16. Articles of Incorporation of The Narrows Residential Owners' Association recorded in Instrument#200004/1327 recorded in the Probate Office of Jefferson County, Alabama.
17. Assignment of Developer's Rights and Obligations for the Narrows recorded in Instrument #2000-40514.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29 day of April, 2015.

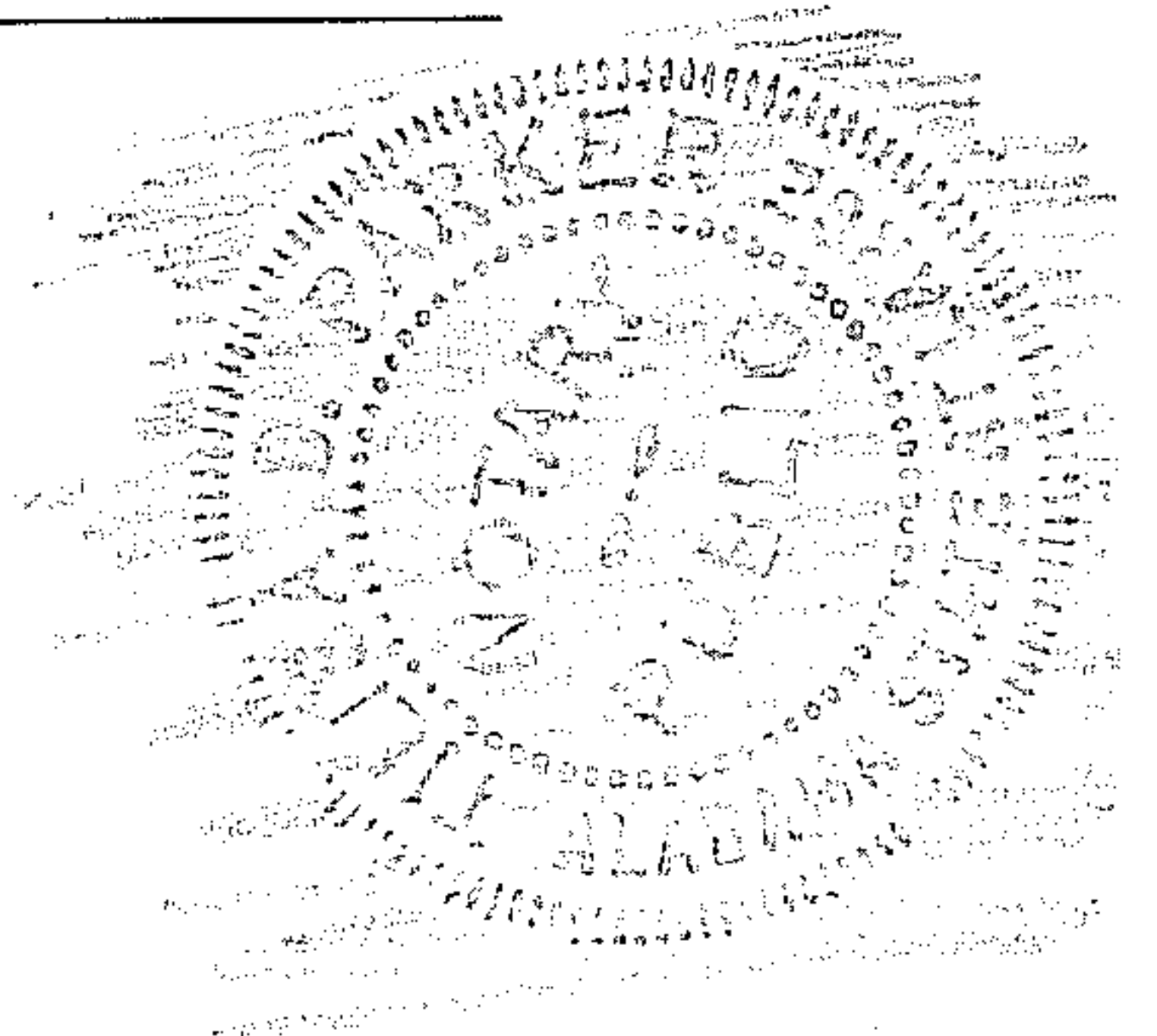
Adrienne N. Holderby (SEAL)  
Adrienne N. Holderby

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Adrienne N. Holderby, 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 day the same bears date.

Given under my hand and official seal this 29 day of April, 2015.

Julia D Parker  
NOTARY PUBLIC  
My commission expires: 3-21-17



**20150501000143760 05/01/2015 01:47:15 PM DEEDS 3/3**

**EXHIBIT "A"**

**Description of Property**

Lot 26, 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, 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 in Instrument # 2000-9755, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Statutory Warranty Deed recorded in Instrument #20021204000603640.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2015 01:47:15 PM  
\$21.00 DEBBIE  
20150501000143760

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.