

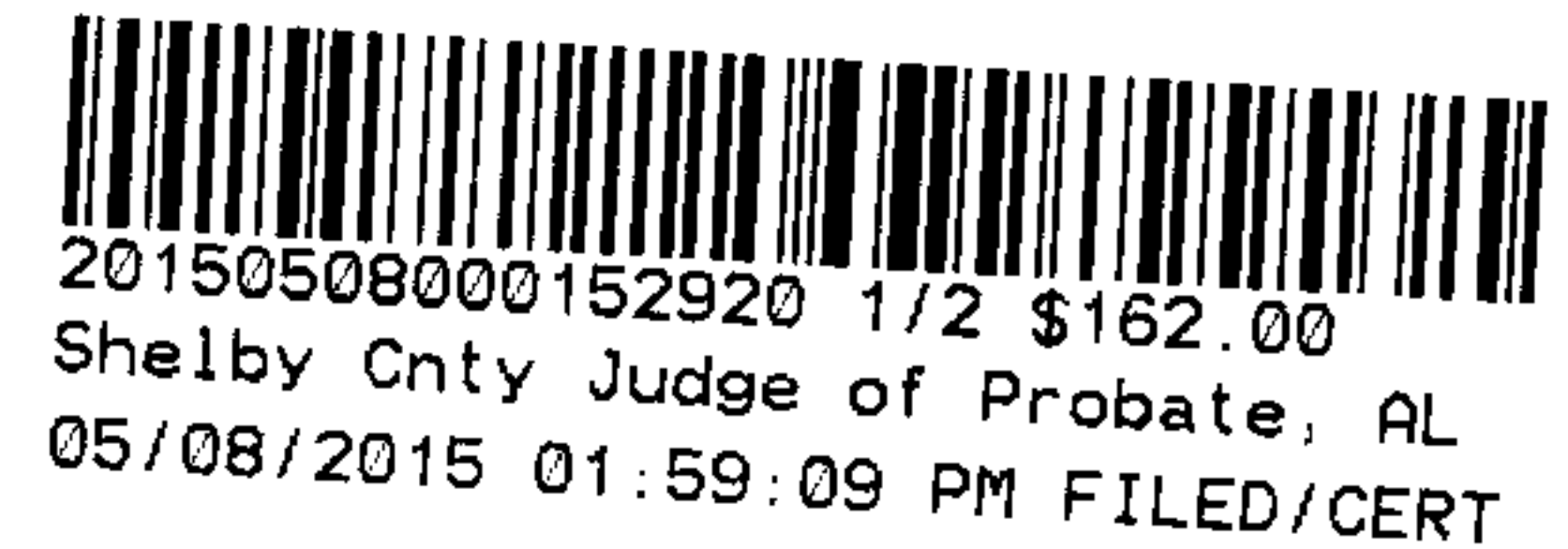
Send tax notice to:
CHRISTOPHER A. KEITH
177 REACH WAY
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2015240

Shelby COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN EDWARD HARRIS, *A single individual*, HEIR AT LAW OF MARION R. HARRIS, JR. whose mailing address is: *5 Sotheby Place, SE, Gurley, AL 35748* (hereinafter referred to as "Grantor") by CHRISTOPHER A. KEITH and ANGELA KEITH whose mailing address is: 177 REACH WAY, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 40, ACCORDING TO THE AMENDED PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A AND 11B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON EXCLUSIVE 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. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF NARROWS REACH SECTOR PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 58 A & 58 B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2000-9755, AS AMENDED BY INSTRUMENTS RECORDED IN INST NO. 2000-17136, INST. NO. 2000-36696, INST. NO. 2001-38328, INST. NO. 200209050000424180, INST NO 20021017000508250 AND INST NO. 2002-508250, INST NO 2004-506360, INST NO. 20030716000450980, INST. NO. 2007-266840 AND INST NO. 2008-280890, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY IN DEED 109 AT PAGE 70, DEED 145 AT PAGE 22, DEED 103 AT PAGE 154, DEED 123 AT PAGE 420 AND DEED 102 AT PAGE 181.
5. EASEMENT TO ALABAMA GAS CORP AS RECORDED IN INST. NO. 2000-1818, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
6. RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #2001-32955 AND IN INST. #2002-03764 AND INST. #20020514000227560 IN PROBATE OFFICE.
7. ENCROACHMENT(S) OF FENCE OFF THE LAND AS SHOWN BY SURVEY OF LAURENCE D WEYGAND DATED 5/14/02.
8. ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, RIGHTS OF WAY, BUILDING SETBACK LINES AND ANY OTHER MATTERS OF RECORD.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

John Edward Harris is the heir of Marian R. Harris, Jr., having died on or about the 15th day of January, 2015.

THIS PROPERTY IS NOT THE HOMESTEAD OF JOHN EDWARD HARRIS AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, MARIAN R. HARRIS, JR., by JOHN EDWARD HARRIS, its HEIR AT LAW, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 22nd day of April, 2015.

MARION R. HARRIS, JR

John Edward Harris
BY: JOHN EDWARD HARRIS
ITS: HEIR AT LAW

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN EDWARD HARRIS, whose name as HEIR AT LAW OF MARION R. HARRIS, JR. is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Heir of Law.

Given under my hand and official seal this the 22nd day of April, 2015.

[Signature]
Notary Public
Print Name:
Commission Expires: 8-20-26

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Shelby Cnty Judge of Probate, AL
05/08/2015 01:59:09 PM FILED/CERT