

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



20150526000171780 1/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
05/26/2015 10:20:21 AM FILED/CERT

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## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred , Ninety Five Thousand and no/100's Dollars (\$195,000.00)** and other good and valuable consideration to the undersigned

**Carlos Gonzalez and spouse, English Gonzalez**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey to

**Mary Kay Messina**

(hereinafter referred to as grantee) their respective interests in the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 99, according to the Amended Map of Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, page 125 A & B, 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 in Instrument 2000-9755; First Amendment recorded in Instrument 2000-17136; Second Amendment recorded in Instrument 2000-36696; Assignment of Developers Rights and Obligations for The Narrows, recorded in Instrument 200040514, Third Amendment recorded in Instrument 2001-38328; Fourth Amendment recorded in Instrument 20020905000424180, Fifth Amendment recorded in Instrument 200201017000508250, Sixth Amendment as recorded in Instrument 20030716000450980, Seventh Amendment recorded in Instrument 20050831000450840, Eighth Amendment recorded in Instrument 20061031000537350, Ninth Amendment recorded in Instrument 20061211000599540, Tenth Amendment recorded in Instrument 20070607000266840, Eleventh Amendment recorded in Instrument 20080711000280890, 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:**

- 1. All taxes for the year 2015 and subsequent years, 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.**

Shelby County, AL 05/26/2015  
State of Alabama  
Deed Tax:\$19.50



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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 heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Such state of facts as shown on recorded subdivision plat, as applicable.
8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
9. Restrictions, limitations and conditions as set out on recorded map.
10. The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument 2000-9755; First Amendment recorded in Instrument 2000-17136; Second Amendment recorded in Instrument 2000-36696; Assignment of Developers Rights and Obligations for The Narrows, recorded in Instrument 2000-40514, Third Amendment recorded in Instrument 2001-38328; Fourth Amendment recorded in Instrument 20020905000424180 Fifth Amendment recorded in Instrument 200201017000508250, Sixth Amendment as recorded in Instrument 20030716000450980, Seventh Amendment recorded in Instrument 20050831000450840, Eighth Amendment recorded in Instrument 20061031000537350, Ninth Amendment recorded in Instrument 20061211000599540, Tenth Amendment recorded in -· Instrument 20070607000266840, Eleventh Amendment recorded in Instrument 20080711000280890, all recorded in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the ("Declaration")).
11. Easement to Alagasco, as recorded in Instrument 2000-1818, in the Probate Office of Shelby County, Alabama.
12. Release of Damages as recorded in Instrument 200209050000424190; Instrument 20030325000178200 and Instrument 20040423000211900, in the Probate Office of Shelby County, Alabama.
13. Grant of Land Easement with Restrictive Covenants to Alabama Power Company recorded in Instrument 20040910000506370, in the Probate Office of Shelby County, Alabama.

**\$175,500.00 of the above consideration is paid by a purchase Money Mortgage filed simultaneously herewith.**

**TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.**

And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, her heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors, Carlos Gonzalez and English Gonzalez, have hereunto set their signatures and seals this the 21st day of May, 2015.

*Signatures and Notary Acknowledgements on next page*





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WITNESS:

\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
Carlos Gonzalez

  
\_\_\_\_\_  
English Gonzalez

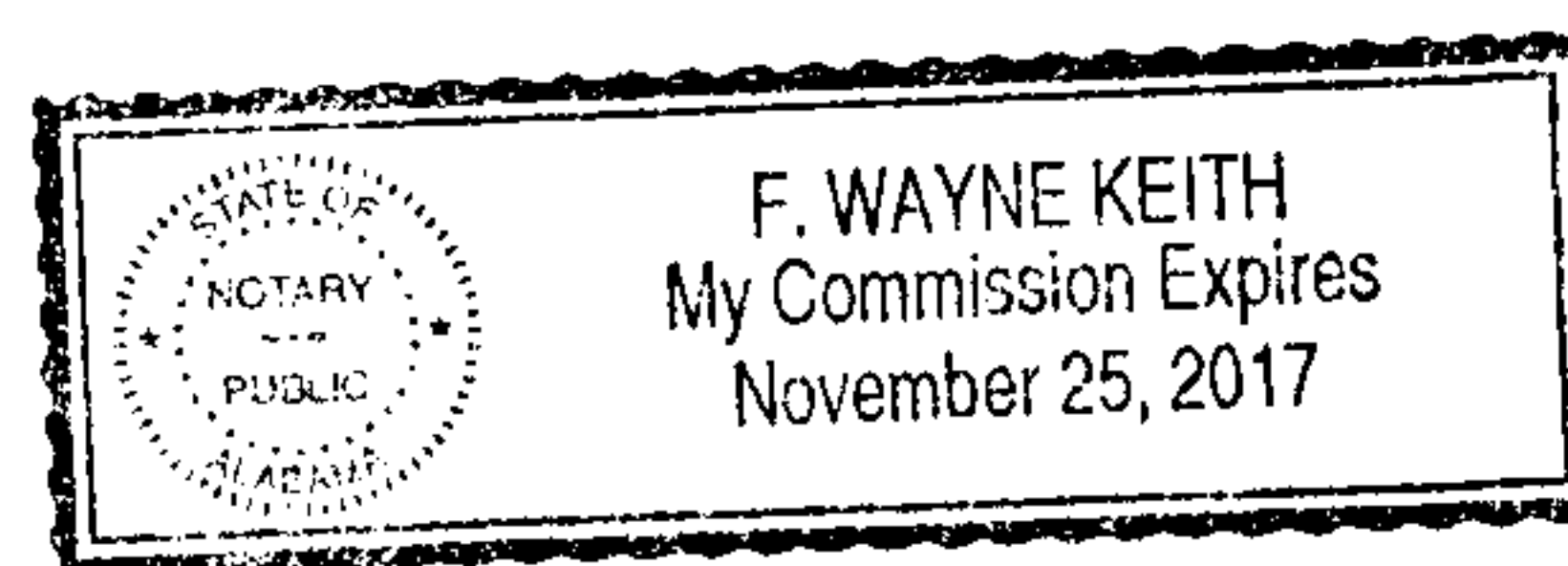
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Carlos Gonzalez and English Gonzalez, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal this the 21st day of May, 2015.

  
\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Mary Kay Messina  
277 Narrows Drive  
Chelsea, Alabama 35043





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### Real Estate Sales Validation Form

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

Grantors' Name: Carlos Gonzalez  
English Gonzalez

Mailing Address : 618 Conroy Lane  
Sterrett, AL 35147

Grantees' Name: Mary Kay Messina

Mailing Address: 277 Narrows Drive  
Birmingham, AL 35242

Property Address: 277 Narrows Drive  
Birmingham, AL 35242

Date of Transfer: May 21, 2015

Total Purchase Price \$195,000.00

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
x	Sales Contract	Other
x	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.

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: May 21, 2015

Sign

x

  
verified by closing agent  
F. Wayne Keith Attorney

RT-1