

WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty One Thousand Dollars (\$161,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, Robert M. Rowe and wife, Jennifer D. Rowe (herein referred to as grantor), grant, bargain, sell and convey unto Juby Joseph Anathazheth, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 73, according to the Survey of Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58 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 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").

For ad valorem tax purposes only, the address to the above described property is 795 Reach Crest, Birmingham, Al 35242.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 20th day of November, 2015.

Barcode and recording information: 20151201000409800 1/2 \$25.50 Shelby Cnty Judge of Probate, AL 12/01/2015 10:10:59 AM FILED/CERT

Signature of Robert M. Rowe and name Robert M. Rowe

Shelby County, AL 12/01/2015 State of Alabama Deed Tax: \$8.50

Signature of Jennifer D. Rowe and name Jennifer D. Rowe

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Robert M. Rowe and Jennifer D. Rowe, 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 official seal this the 20th day of November, 2015.

Signature of Notary Public and text NOTARY PUBLIC My Commission Expires:

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830 AFTER RECORDING RETURN TO: Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Notary seal for LA COSTA DENISE GASTON, My Commission Expires September 14, 2019

Real Estate Sales Validation Form

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

Grantor's Name Robert M. Rowe
Mailing Address Jennifer D. Rowe
263 Pearl Lake Road
Springville, AL 35146

Grantee's Name Juby Joseph Anathazheth
Mailing Address
795 Reach Crest
Birmingham, AL 35242

Property Address 795 Reach Crest
Birmingham, AL 35242

Date of Sale 11-20-15
Total Purchase Price \$ 161,000.00

Barcode with text: 20151201000409800 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
12/01/2015 10:10:59 AM FILED/CERT

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 (checked), 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 11-20-15

Print La Costa Gaston

Unattested (verified by)

Sign (Handwritten signature) (Grantor/Grantee/Owner/Agent) circle one