

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Matthew Morris Gordon
Lauren Brooke Bunn
199 Narrows Peak Circle
Birmingham, AL 35242

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

20160601000188120 1/3 \$232.50
Shelby Cnty Judge of Probate, AL
06/01/2016 02:49:43 PM FILED/CERT

That in consideration of the sum of **Two Hundred Twelve Thousand Five Hundred Dollars and No Cents (\$212,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Stefanie O. McClellan and Matthew J. McClellan, wife and husband, whose mailing address is 3552 Springhill Road, Mountain Brook, AL 35223** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew Morris Gordon, a married man and Lauren Brooke Bunn, a married woman, whose mailing address is 199 Narrows Peak Circle, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 199 Narrows Peak Circle, Birmingham, AL 35242**; to wit;

LOT 50, ACCORDING TO THE AMENDED MAP OF NARROWS PEAK SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 125, 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 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").

\$191,250.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 31, Page 125.

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.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 31, Page 125.

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 Inst. 2000-9755, Ins. 2000-17136, Inst. 2000-36696, Inst. 2001-38328, Inst. 20020905000424180, Inst. 20021017000508250 and Inst. 20030716000450980, in the Probate Office of Shelby County, Alabama.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book Instrument #2004091000503210, in the Probate Office of Shelby County, Alabama.

Easement to Alagasco as recorded in Inst. 2000-1818, in the Probate Office of Shelby County, Alabama.

Easement to Double Oak Water Reclamation, LLC as recorded in Inst. 20040405000172450, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Co. as recorded in Inst. 20040910000506370, in the Probate Office

Shelby County, AL 06/01/2016
State of Alabama
Deed Tax: \$212.50

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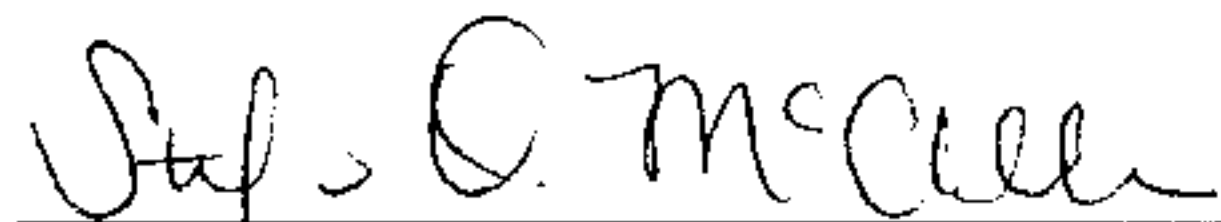
of Shelby County, Alabama.

Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst.#2000-9755, in the Probate Office of Shelby County, Alabama, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of May, 2016.


Stefanie O. McClellan


Matthew J. McClellan

State of Alabama

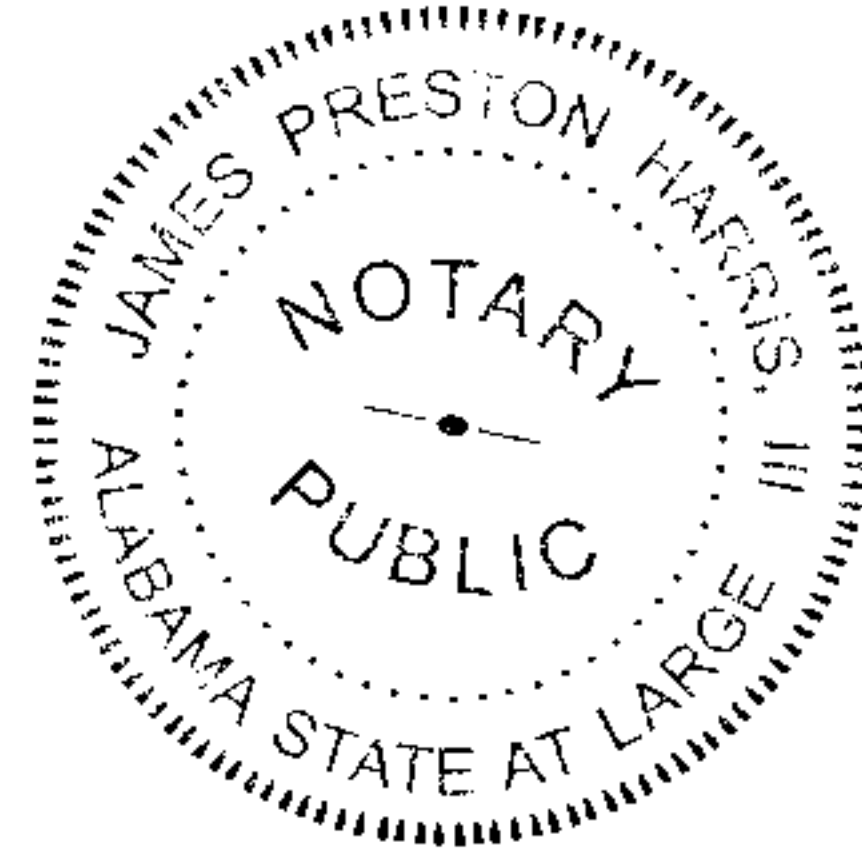
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Stefanie O. McClellan and Matthew J. McClellan, wife and husband, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of May, 2016.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 8/21/2018



Real Estate Sales Validation Form

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

Grantor's Name Stefanie O. McClellan
Matthew J. McClellan
Mailing Address 3552 Springhill Road
Mountain Brook, AL 35223
Property Address 199 Narrows Peak Circle
Birmingham, AL 35242

Grantee's Name Matthew Morris Gordon
Lauren Brooke Bunn
Mailing Address 199 Narrows Peak Circle
Birmingham, AL 35242
Date of Sale May 25, 2016
Total Purchase Price \$212,500.00
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 of 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 May 18, 2016

Unattested

(verified by)

Print Stefanie O. McClellan

Sign

Stefanie O. McClellan

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1