

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Cynthia Wilburn
325 Narrows Parkway
Birmingham, AL 35242
20170117000019440
01/17/2017 08:25:28 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$196,000.00, 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 Kevin M. Maldonado an unmarried man, whose mailing address is 400 BIRCHWOOD RD APT 830 CALHOUN GA 30701 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cynthia Wilburn, whose mailing address is 325 Narrows Parkway B'ham 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 325 Narrows Parkway, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

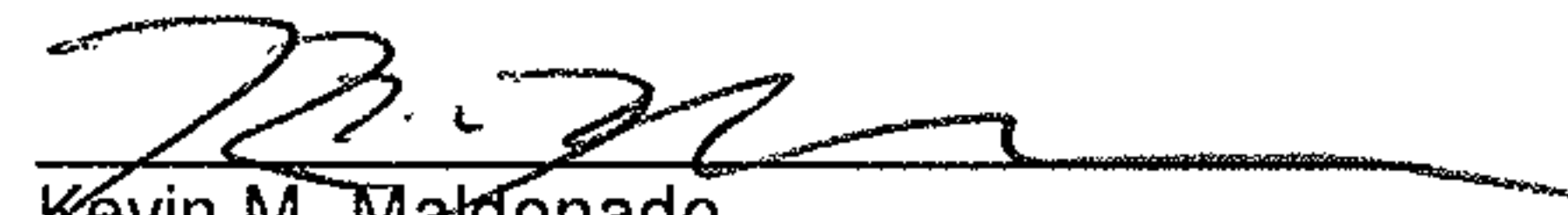
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 persons.

Note: \$197,979.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Kevin M. Maldonado an unmarried man has/have hereunto set his/her/their hand(s) and seal(s) , this 11th day of January, 2017.


Kevin M. Maldonado

State of ~~Alabama~~ North Carolina
Shelby County New Hanover

I, Nidhi Shah, a notary for said County and in said State, hereby certify that Kevin M. Maldonado, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, He executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th day of January 2017.

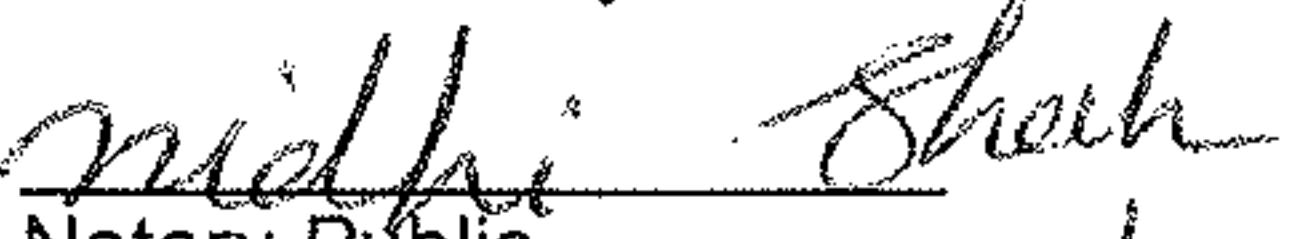

Notary Public
Commission Expires: 08/07/2017



EXHIBIT "A"
Legal Description

Lot 108, according to the Final Plat of Narrows Point - Phase 3, as recorded In Map Book 28 page 120 A & 8, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755, as amended in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/17/2017 08:25:28 AM
\$19.00 CHERRY
20170117000019440

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.