

Send tax notice to:
SCOTT E. TUCKER
811 NARROWS POINT DRIVE
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
Shelby COUNTY

2017201

20170501000149770
05/01/2017 02:24:33 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eight Thousand and 00/100 Dollars (\$208,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM KEVIN HARRISON and SELENA SIMMS HARRISON, HUSBAND AND WIFE **whose mailing address** is: 3513 Meadow Brook Cir Birmingham AL 35242 (hereinafter referred to as "Grantors") by SCOTT E. TUCKER **whose property address** is: 811 NARROWS POINT DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Final Record Plat of the Narrows Point as recorded in Map Book 26, Page 81 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the Common Area as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 2000-9755, in the Probate Office of Shelby County, Alabama. (which, together with all amendments thereto, is hereinafter referred to as the " Declaration")

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions as shown by recorded map.
3. Transmission line permit to Alabama Power Company, recorded in Deed Book 103, page 154; Deed Book 123, page 420; Deed Book 102, page 181; Deed Book 109, Page 70 and Volume 145, page 22
4. Right of Way to South Central Bell Telephone Company as recorded in Volume 321, page 610; Volume 324, page 840 and Volume 329, page 430
5. Declaration of Restrictive Covenants as recorded in Map Book 26, page 81 as set out by Instrument 2000-9755; 1st Amendment recorded in Instrument 2000-17136; 2nd Amendment recorded in Instrument 2000-36696; 3rd Amendment recorded in Instrument 2001-38328; 4th Amendment recorded in Instrument 20020905000424180; 5th Amendment recorded in Instrument 20021017000508250; 6th Amendment recorded in Instrument 20030716000450980; 7th Amendment recorded in Instrument 20050931000450840; 8th Amendment recorded in Instrument 20061031000537350; 9th Amendment recorded in Instrument 20061211000599540; 10th Amendment recorded in Instrument 20070607000266840 and 11th Amendment recorded in Instrument 20080711000280890
6. Easement to Alabama Gas Corporation, as recorded in Instrument 2000-14766 and Instrument 2000-1818
7. Easement to Alabama Power Company recorded in Instrument 20040910000506360

8. Assignment of Developers Rights and Obligations for The Narrows as recorded in Instrument 2000-40514
9. Memorandum of Sewer Service Agreement regarding The Narrows Residential Sectors as recorded in Instrument 20121102000422250
10. Restrictions, Covenants, Conditions, Reservations, Easements, Release of Damages, and Mineral and mining rights and rights incident thereto

\$197,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of April, 2017.

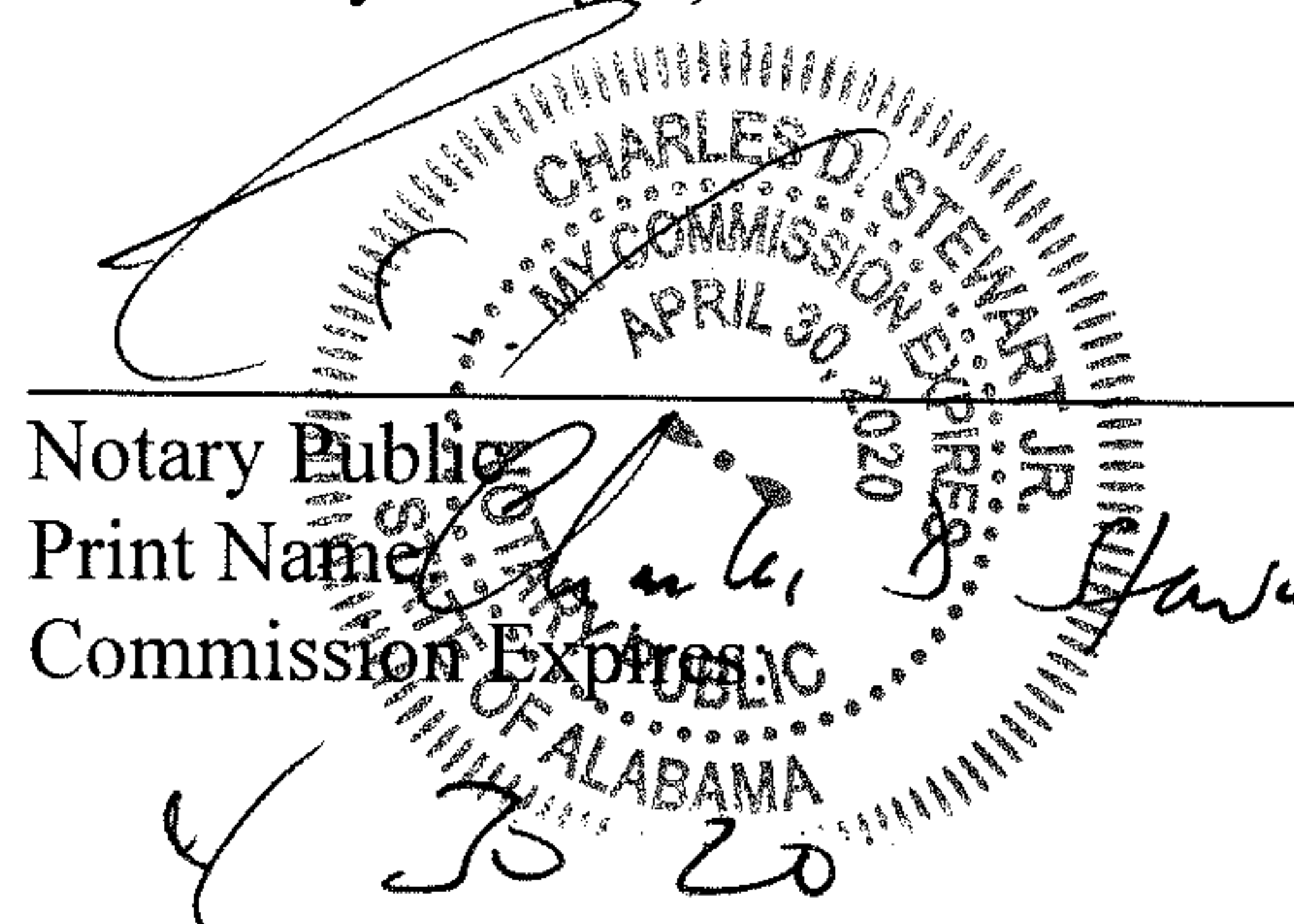

WILLIAM KEVIN HARRISON


SELENA SIMMS HARRISON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM KEVIN HARRISON and SELENA SIMMS HARRISON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of April, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2017 02:24:33 PM
\$28.50 CHERRY
20170501000149770

