

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Andrew Swann Price Jr.
Ashley Sapp Price
162 Narrows Creek Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

20170807000284240

Shelby County

**08/07/2017 11:12:55 AM
DEEDS 1/3**

That in consideration of the sum of **Two Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$249,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Mary C. Grandey, an unmarried woman, whose mailing address is 45 Mt. Laurel Avenue, Birmingham, AL 35242** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Andrew Swann Price Jr. and Ashley Sapp Price, whose mailing address is 162 Narrows Creek Drive, Birmingham, AL 35242** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 162 Narrows Creek Drive, Birmingham, AL 35242**; to wit;

LOT 14, ACCORDING TO THE MAP OF NARROWS CREEK, AS RECORDED IN MAP BOOK 27, PAGE 81, IN THE PROBATE OFFICE 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 IN INSTRUMENT 2000-9755, IN THE PROBATE OFFICE OF SHELBY COUTNY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREAFTER REFERRED TO AS THE DECLARATION.)

\$219,900.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

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

All taxes for the year 2017 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 27, Page 11.

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.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Transmission line permit to Alabama Power Company, recorded in Deed Book 103, page 154; Deed Book 123, page 420 and Deed Book 102, page 181, in the Probate Office of Shelby County, Alabama.

The Narrows Residential Declaration of Covenants Conditions and Restrictions as recorded in 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 and 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, 11th Amendment recorded in Instrument 20080711000280890, in the Probate Office of Shelby County, Alabama.

Assignment of Developers Rights and Obligations for The Narrows as recorded in Instrument 2000-40514, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of August, 2017.

Mary C. Grandey by:
Jennifer Grandey Mitchell, Attorney in Fact
Mary C. Grandey by: Jennifer Grandey Mitchell,
Attorney in Fact

State of Alabama

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General Acknowledgment

Jefferson County

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jennifer Grandey Mitchell whose name as Attorney in Fact for Mary C. Grandey, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on August 04, 2017.

Notary Public

My commission expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

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

Grantor's Name	Mary C. Grandey	Grantee's Name	Andrew Swann Price Jr. Ashley Sapp Price
Mailing Address	45 Mt. Laurel Avenue Birmingham, AL 35242	Mailing Address	162 Narrows Creek Drive Birmingham, AL 35242
Property Address	162 Narrows Creek Drive Birmingham, AL 35242	Date of Sale	August 04, 2017
		Total Purchase Price	\$249,900.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

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.

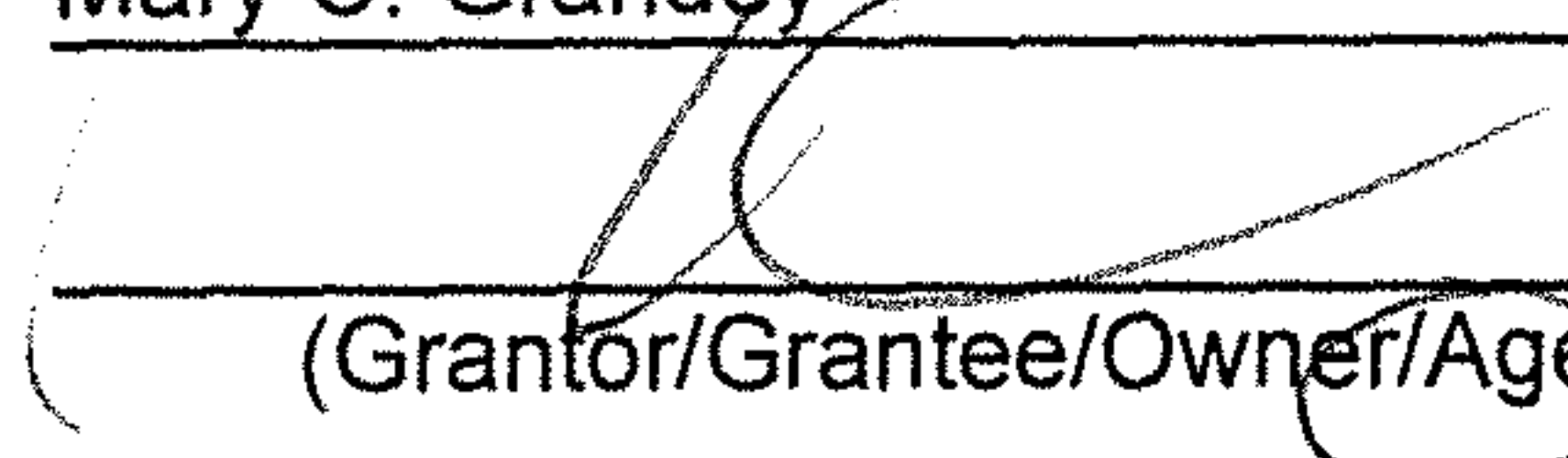
Date of Sale - the date on which interest to the property was conveyed.

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	August 03, 2017	Print	William J. Cochran
			Mary C. Grandey
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

20170807000284240 08/07/2017 11:12:55 AM DEEDS 3/3

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2017 11:12:55 AM
\$52.00 CHERRY
20170807000284240