

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:

Lee Irons
807 Reach Crest Dr.
Birmingham, AL 35242

20170831000317750

08/31/2017 10:04:19 AM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$159,000.00, the amount of which can be verified in the Sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, John Fleury a/k/a John G. Fleury by Sandra C. Fleury as Attorney-in-Fact, and Sandra Fleury (the "Grantor", whether one or more), whose mailing address is 223 Courtside Drive Birmingham AL 35242 *a married couple, do hereby grant, bargain, sell, and convey unto Lee R. Irons (the "Grantee", whether one or more), whose mailing address is 807 REACH CREST, BIRMINGHAM AL 35242 the following-described real estate situated in Shelby County, Alabama, the address of which is 807 Reach Crest, Birmingham, AL 35242; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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

Note: \$160,606.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John Fleury a/k/a John G. Fleury by Sandra C. Fleury as Attorney-in-Fact, and Sandra Fleury has/have hereunto set his/her/their hand(s) and seal(s) this 29th day of August, 2017.

John Fleury a/k/a John G. Fleury by Sandra C. Fleury
John Fleury a/k/a John G. Fleury by Sandra C. Fleury as Attorney-in-Fact
Sandra Fleury
Sandra Fleury

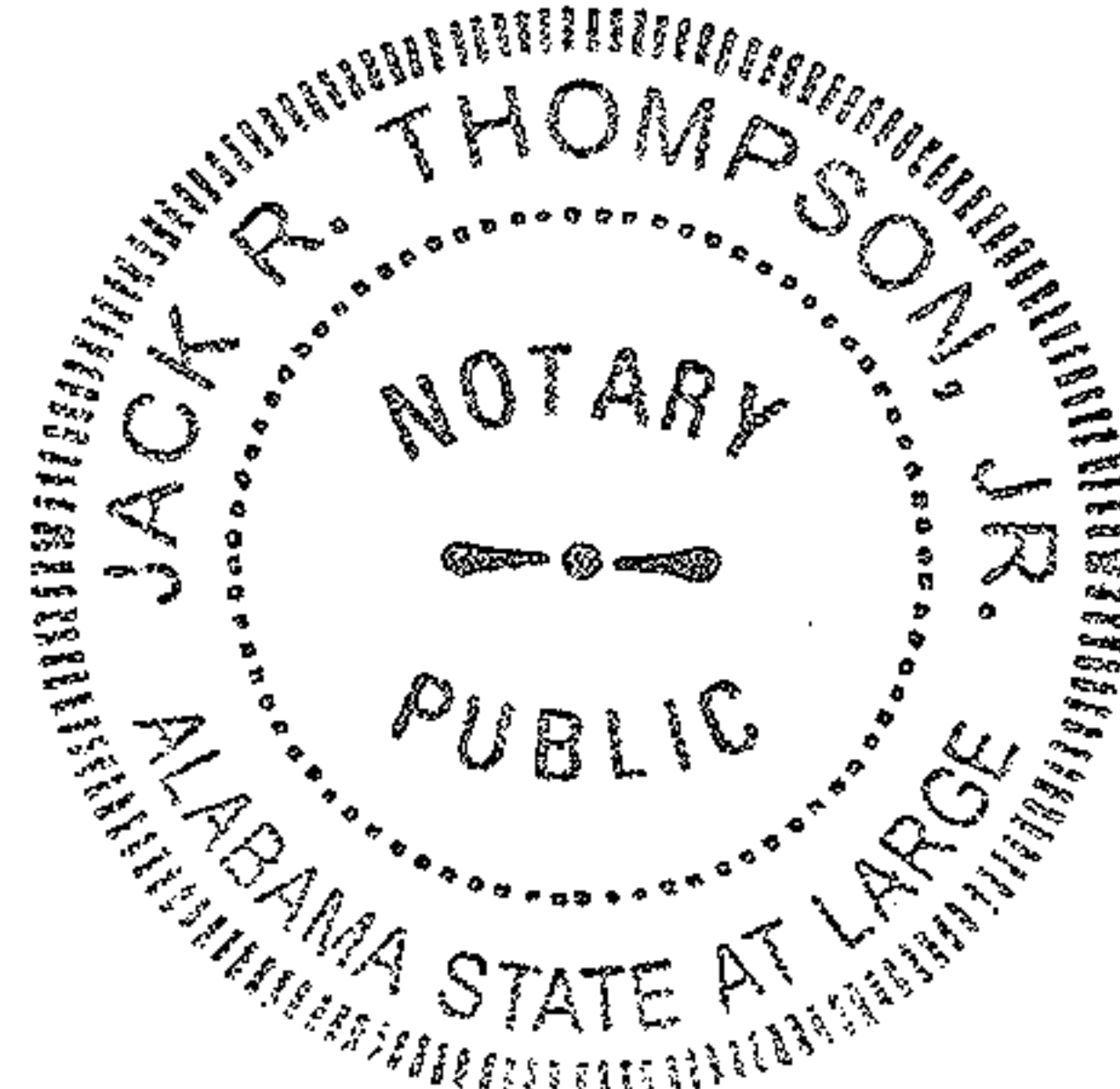
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Sandra Fleury, Individually and Sandra C. Fleury whose name as Attorney in Fact for John Fleury a/k/a John G. Fleury is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she individually and in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of August, 2017.

Notary Public

Commission Expires: 10/31/2020



S17-2074CDF

EXHIBIT "A"
Legal Description

Lot 76, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A & 58B, 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 Instrument #2000- 9755 as amended in Instrument #2000-17136; Instrument #2000-36696; Instrument #2001-38328; Instrument #20020905000424180 and Instrument #20021017000508250 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/31/2017 10:04:19 AM
\$19.00 CHERRY
20170831000317750

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.