

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:

Linda Tinnell
2039 Narrows Point Cove
Birmingham, AL 35242
BHM1700933

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

20170905000323660
09/05/2017 01:09:46 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Two Thousand and 00/100 Dollars (\$182,000.00)** in hand paid to the undersigned, **James Allen Shepard and Linda H. Shepard, husband and wife**, whose mailing address is 5101 Emory Oak Circle; Bessemer, AL 35022 (hereinafter referred to as "Grantor"), by **Linda Tinnell, a widowed woman**, whose mailing address is 2039 Narrows Point Cove; Birmingham, AL 35242 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the property address of which is 2039 Narrows Point Cove; Birmingham, AL 35242 to-wit:

Lot 81, according to the Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31, Page 105, 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 as Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

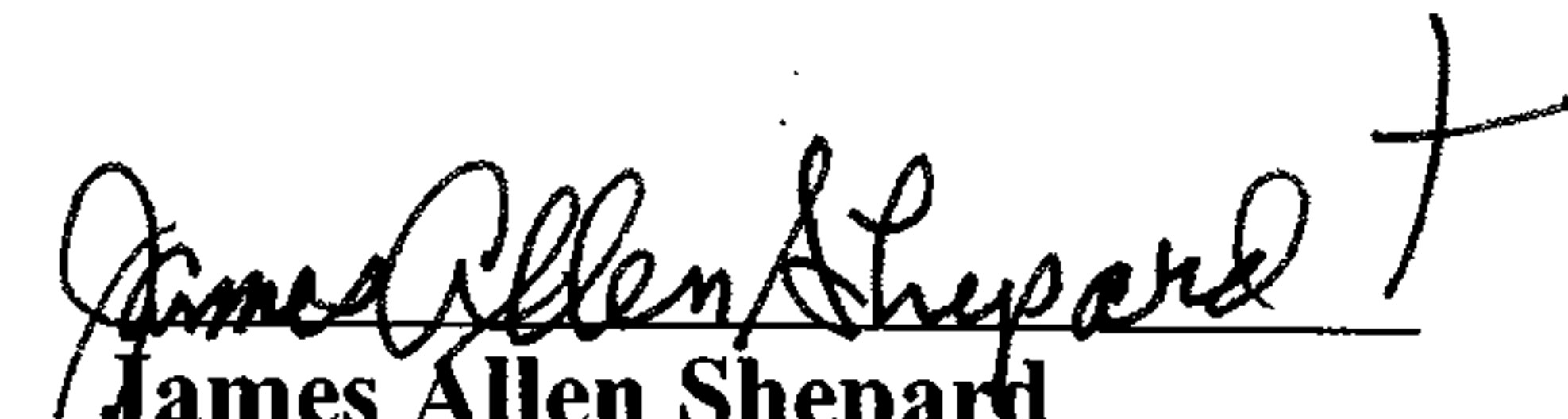
SUBJECT TO:

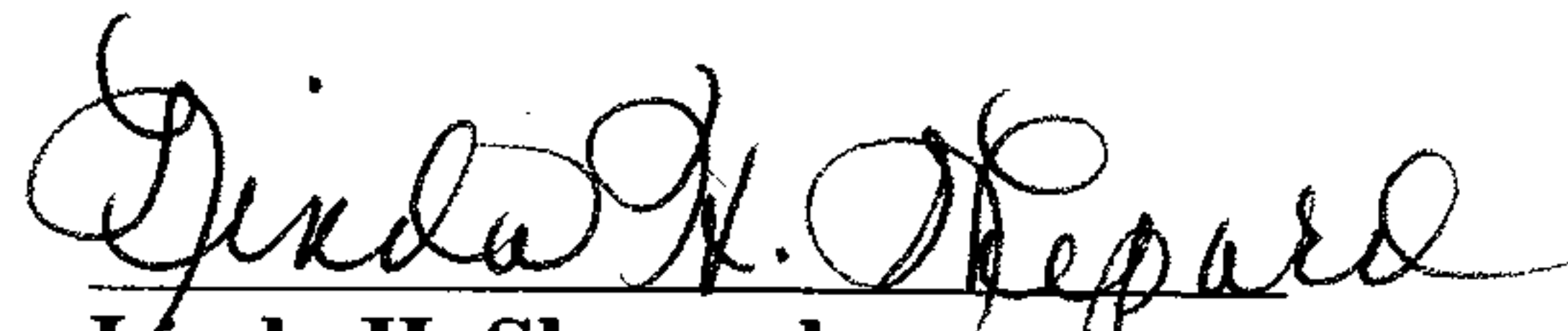
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 1
day of SEPTEMBER 2017


James Allen Shepard


Linda H. Shepard

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Allen Shepard and Linda H. Shepard**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 1 day of SEPTEMBER, 2017

(Notary Seal)



Notary Public

Print Name: **CAITLIN HARDEE GRAHAM**

Commission Expires: **APR. 14, 2019**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2017 01:09:46 PM
\$200.00 CHERRY
20170905000323660

