

This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242

Send Tax Notice To: Walter Lee Reese III  
145 Narrows Peak Circle  
Birmingham, AL 35242

File No.: 2017216

## WARRANTY DEED

20170907000326390 1/2 \$94.50  
Shelby Cnty Judge of Probate, AL  
09/07/2017 12:10:28 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Three Thousand Dollars and No Cents (\$193,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mabry Hicks and Thomas Hicks, Wife and Husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Walter Lee Reese III**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 145 Narrows Peak Circle, Birmingham, AL 35242**; to wit;

**LOT 62, ACCORDING TO THE AMENDED FINAL RECORD PLAT OF NARROWS PEAK SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 125 A & B, 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 INST. #2000-9755, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").**

**MABRY HICKS AND MABRY P. GUTHRIE ARE ONE IN THE SAME PERSON.**

**Subject To:**

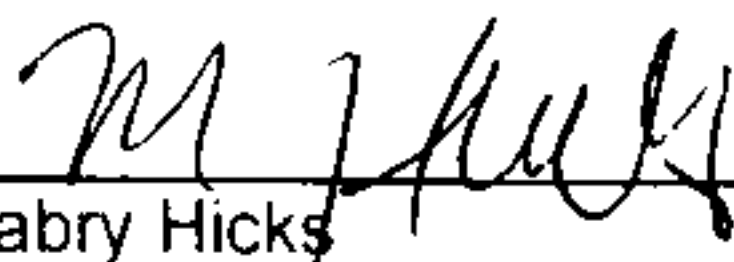
1. **Property Taxes for 2017, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor**
3. **Easement, Restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Inst. #2000-9755, Inst. #2000-17136, Inst. #2000-36696, Inst. #2001-38328, Inst. #20020905000424180, Inst. #20021017000508250, and Inst. #20030716000450980.**

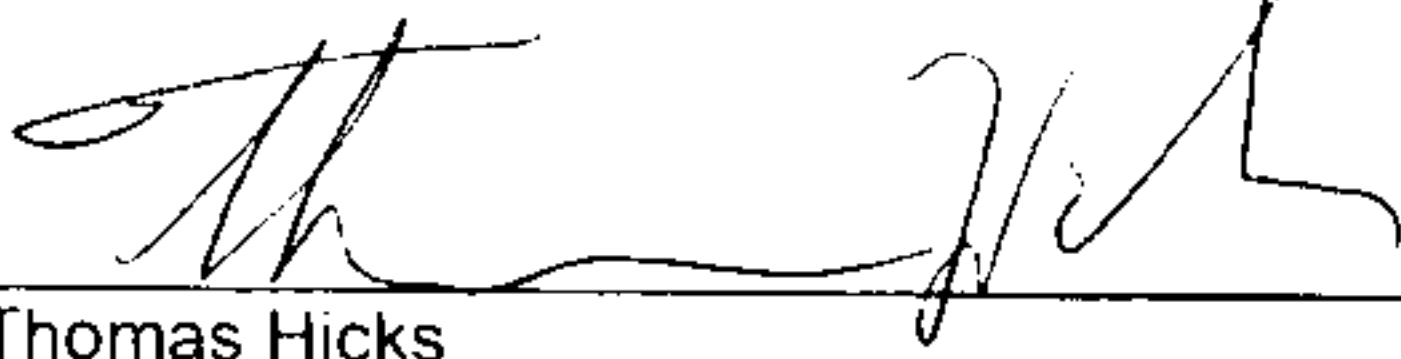
**\$116,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of August, 2017.

  
Mabry Hicks

  
Thomas Hicks

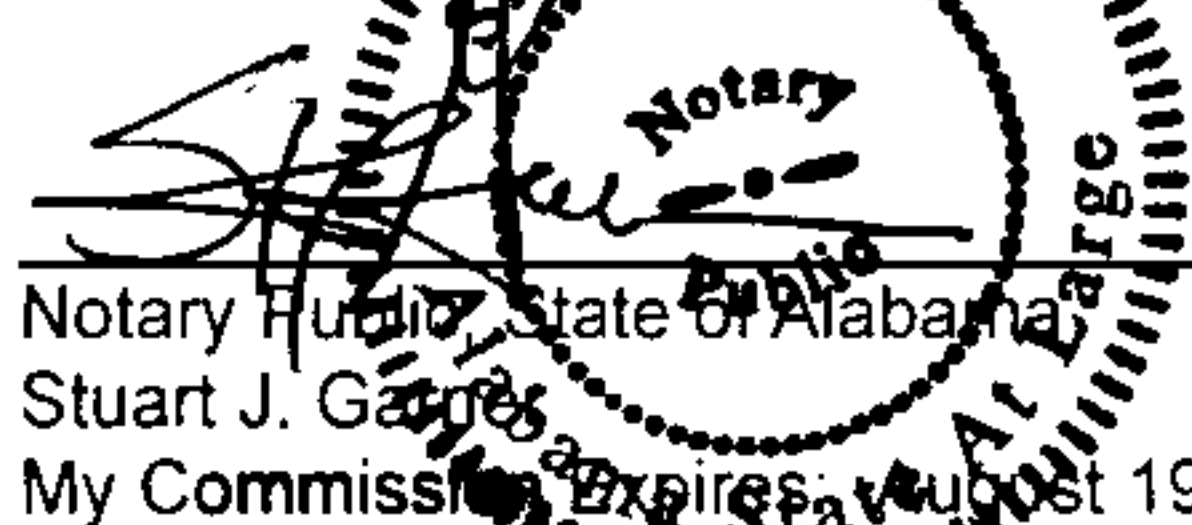
Shelby County, AL 09/07/2017  
State of Alabama  
Deed Tax: \$76.50

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Mabry Hicks and Thomas Hicks, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2017.

  
Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires August 19, 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	Mabry Hicks Thomas Hicks	Grantee's Name	Walter Lee Reese III
Mailing Address	 AL	Mailing Address	145 Narrows Peak Circle Birmingham, AL 35242
Property Address	145 Narrows Peak Circle Birmingham, AL 35242	Date of Sale	August 28, 2017
		Total Purchase Price	\$193,000.00
		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
X Sales Contract	Other
X 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.

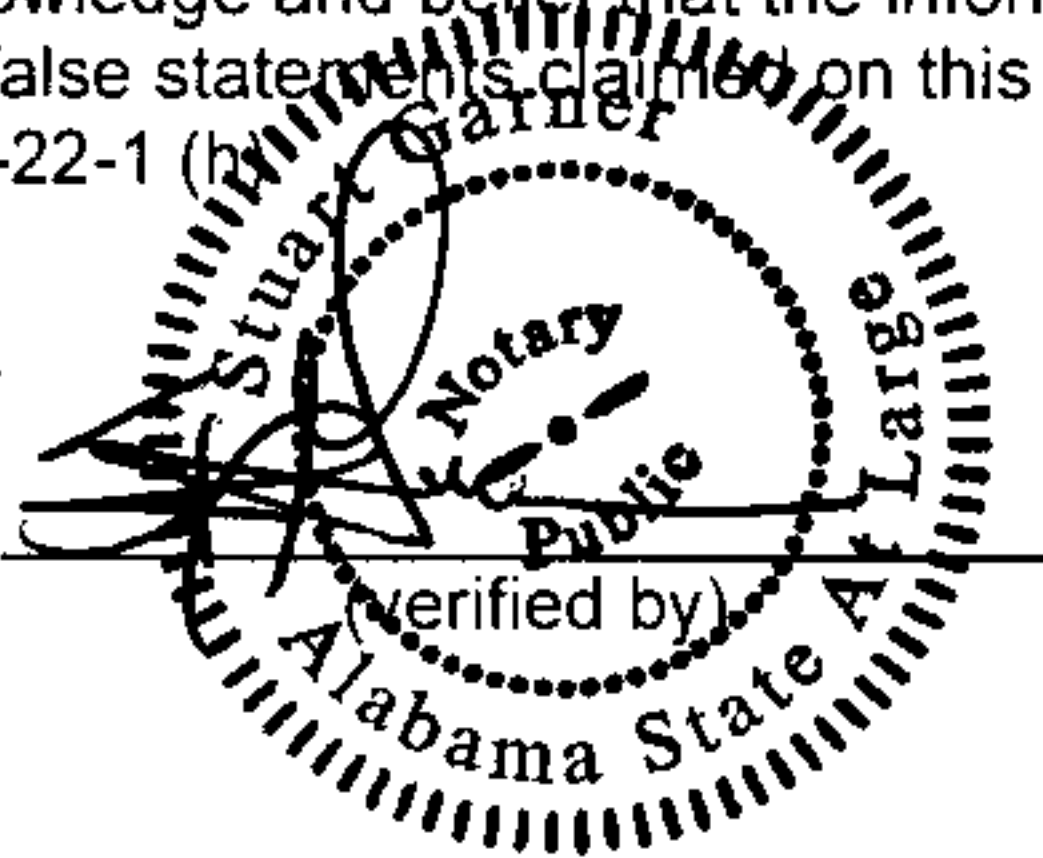
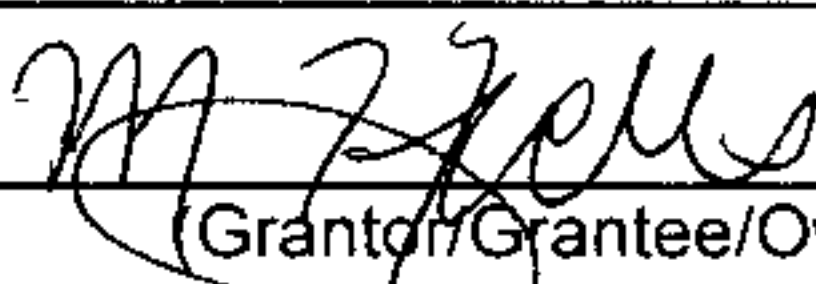
Date of Sale - the date on which interest to the property was conveyed.

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 25, 2017	Print	Mabry Hicks
Unattested		Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

