

This Instrument was Prepared by:

Stuart J. Garner

Stuart J. Garner, LLC

1400 Urban Center Drive

Suite 470

Vestavia Hills, AL 35242

File No.: 2017216

Send Tax Notice To: Walter Lee Reese III

145 Narrows Peak Circle

Birmingham, AL 35242



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

WARRANTY DEED

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:

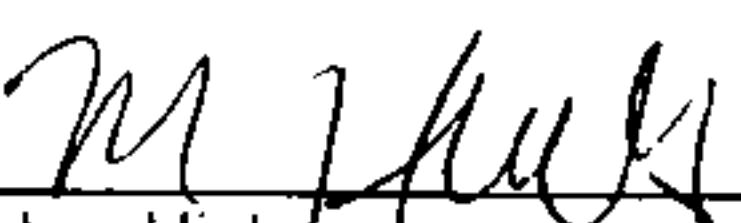
1. **Property Taxes for 2017, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor**
3. **Easement, Restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Inst. #2000-9755, Inst. #2000-17136,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

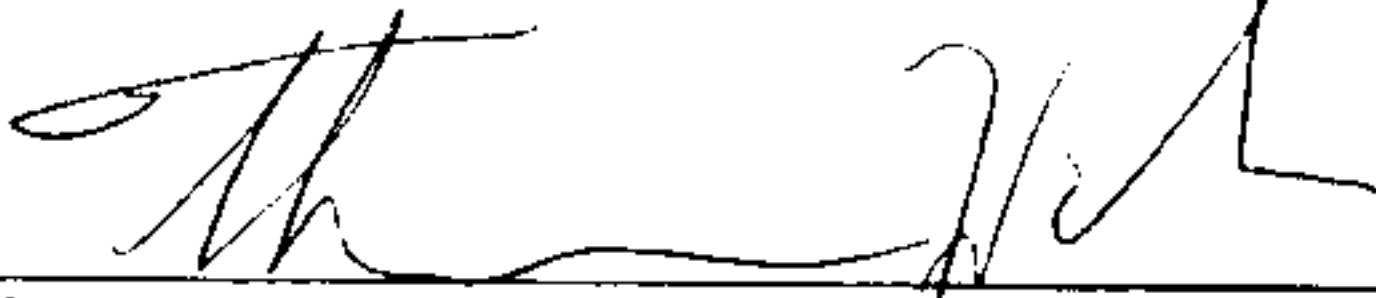
\$116,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

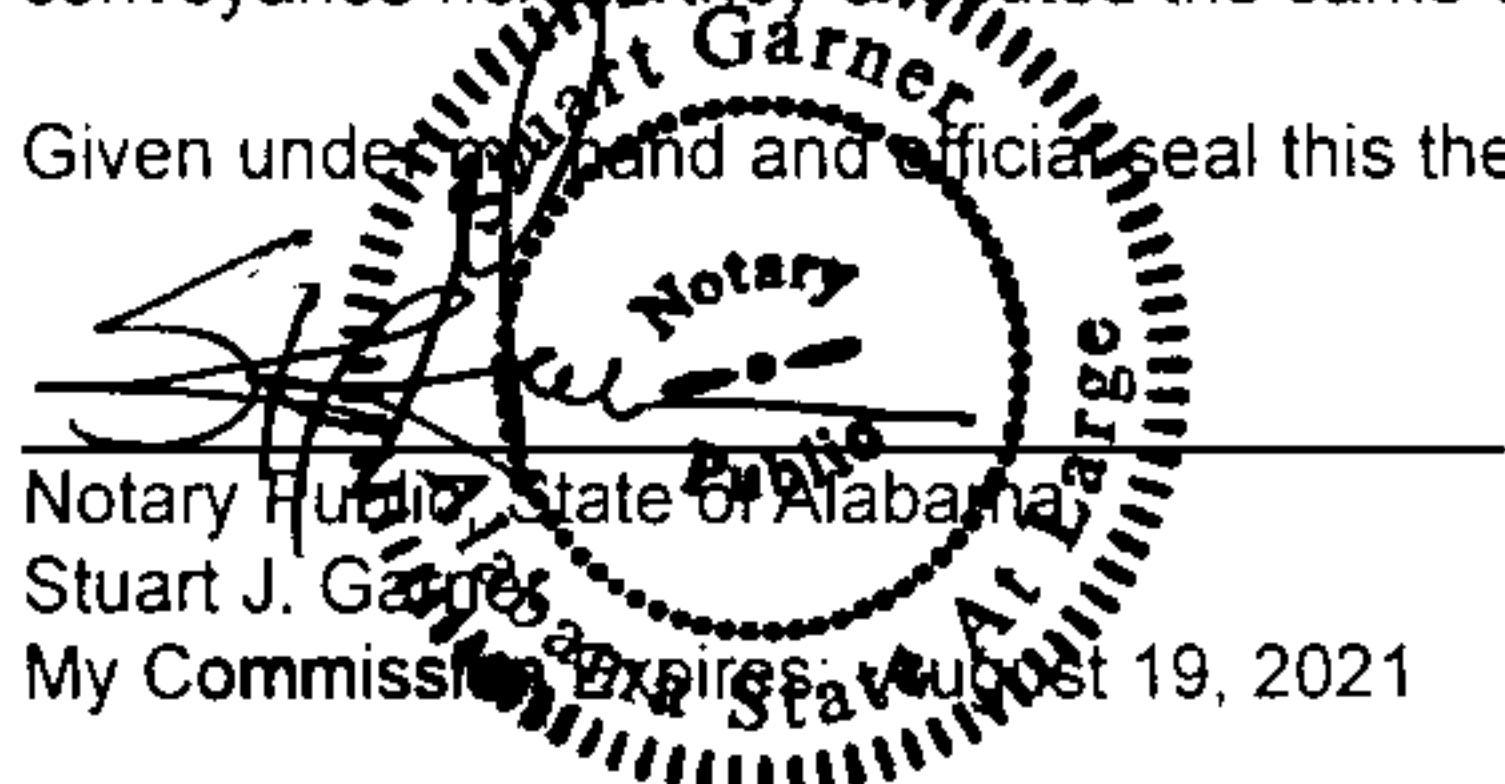
Shelby County, AL 09/07/2017
State of Alabama
Deed Tax: \$76.50

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 <u>Thomas Hicks</u>
Mailing Address	<hr/> <hr/> , AL

Grantee's Name Walter Lee Reese III
Mailing Address 145 Narrows Peak Circle
Birmingham, AL 35242

Property Address 145 Narrows Peak Circle
Birmingham, AL 35242

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement	<hr/>	

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

W. B. Bell
Grantor/Grantee/C

Form RT-1

