

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Dianna S. Epperson
300 Narrows Reach
Birmingham, AL 35242

20170914000335500
09/14/2017 02:07:50 PM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Forty Seven Thousand Dollars and No Cents (\$147,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Merry Beth Vaughn, Personal Representative of the Estate of Beverly Forrest, deceased, Case # PR2017000484, whose mailing address is 2905 Clydebank Circle, Birmingham, AL 35242** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dianna S. Epperson, whose mailing address is 300 Narrows Reach, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 300 Narrows Reach, Birmingham, AL 35242**; to wit;

LOT 76 ACCORDING TO THE AMENDED PLAT OF FINAL RECORD PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A & 11B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE 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")

\$132,300.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Property may be subject to all covenants, restrictions, 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 11A & 11B.

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.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 27, Page 11A & 11B.

Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2002-9755 and 1st amendment recorded as Inst.#2000-17136, 2nd amendment recorded in Inst #2000-36696 and 3rd amendment recorded in Inst.#2001-38328 in the Probate Office of Shelby County, Alabama.

Subject to any loss or damage arising from the rights of creditors to file claims in the Estate of Beverly P. Forrest, and/or rights of parties to contest the will of Beverly P. Forrest, Case #PR2017-000484.

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 13th day of September, 2017.

Merry Beth Vaughn, Personal Representative
Merry Beth Vaughn, Personal Representative of the
Estate of Beverly Forrest, deceased, Case #
PR2017000484

State of Alabama

} General Acknowledgment

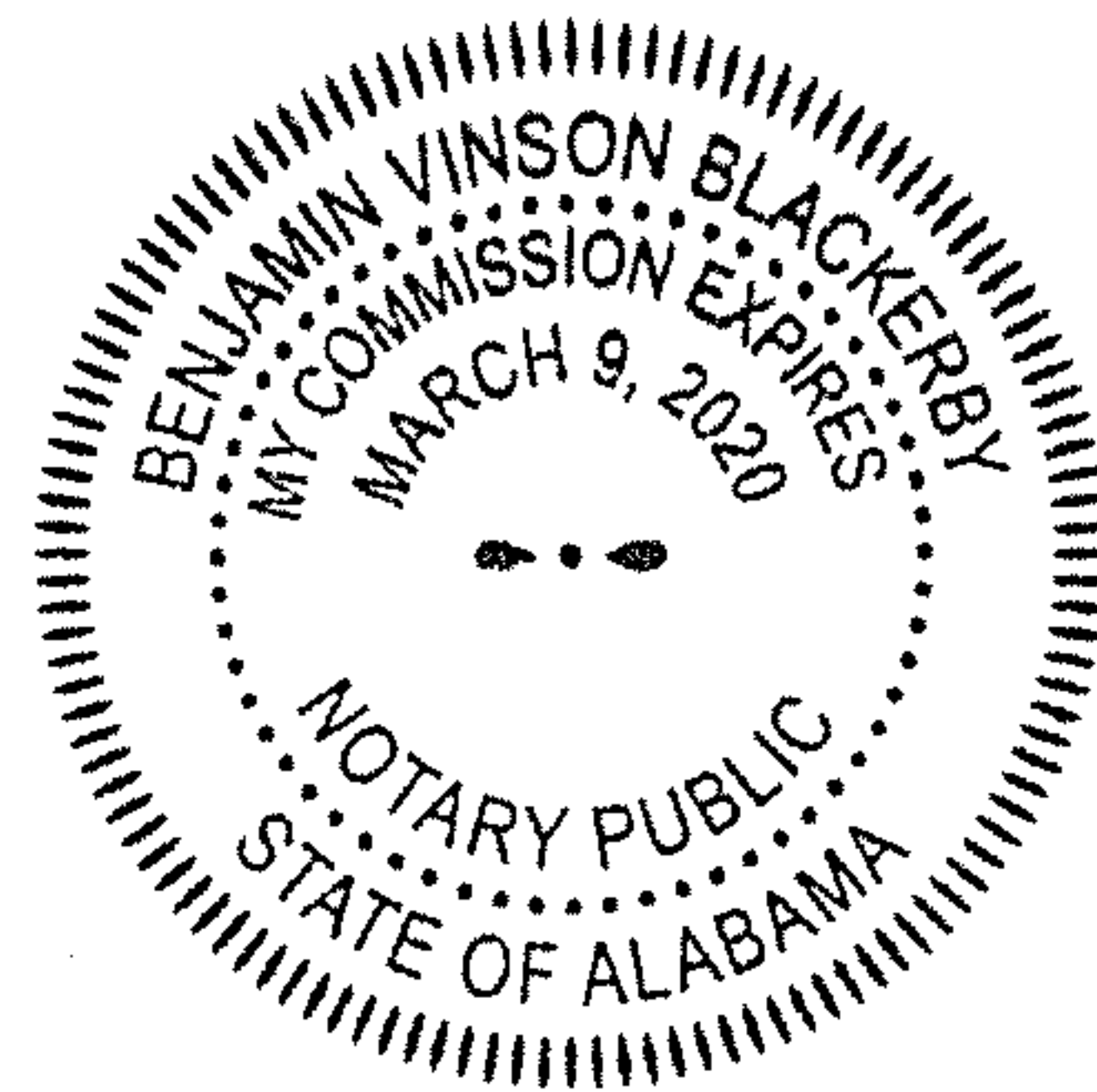
Jefferson County

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Merry Beth Vaughn, whose name is signed as Personal Representative of the Estate of Beverly Forrest, deceased, Probate Case #PR2017000484, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on September 13, 2017.

[Signature]
Notary Public

My commission expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name	Merry Beth Vaughn, Personal Representative of the Estate of Beverly Forrest, deceased, Case # PR2017000484	Grantee's Name	Dianna S. Epperson
Mailing Address	2905 Clydebank Circle Birmingham, AL 35242	Mailing Address	300 Narrows Reach Birmingham, AL 35242
Property Address	300 Narrows Reach Birmingham, AL 35242	Date of Sale	September 13, 2017
		Total Purchase Price	\$147,000.00
		or	
		Actual Value	
		Assessor's Market Value	

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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 type="checkbox"/> 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.

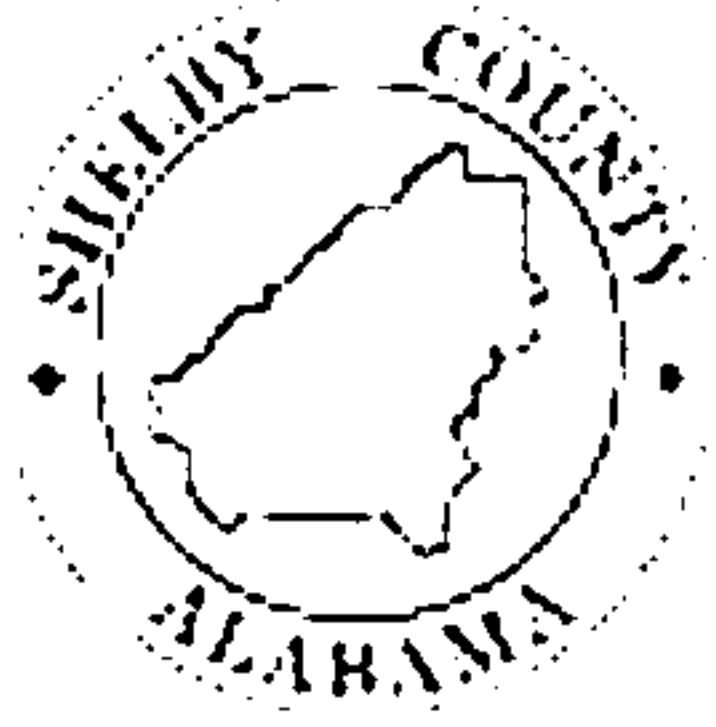
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 <u>September 12, 2017</u>	Print Merry Beth Vaughn, Personal Representative of the Estate of Beverly Forrest, deceased, Case # PR2017000484
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<input type="checkbox"/> Unattested	<u>BMB</u> verified by	Sign <u>Merry Beth Vaughn</u> Grantor
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Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/14/2017 02:07:50 PM
\$36.00 CHERRY
20170914000335500

[Signature]