

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
Katherine L. Romano-Williamson  
458 Reach Drive  
Birmingham, AL 35242

GENERAL WARRANTY DEED

20171005000364470 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/05/2017 03:41:31 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Thousand Five Hundred And No/100 Dollars (\$170,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael A. Bennett and Stefani J. Bennett, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Katherine L. Romano-Williamson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:



SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$172,222.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 28, 2017.

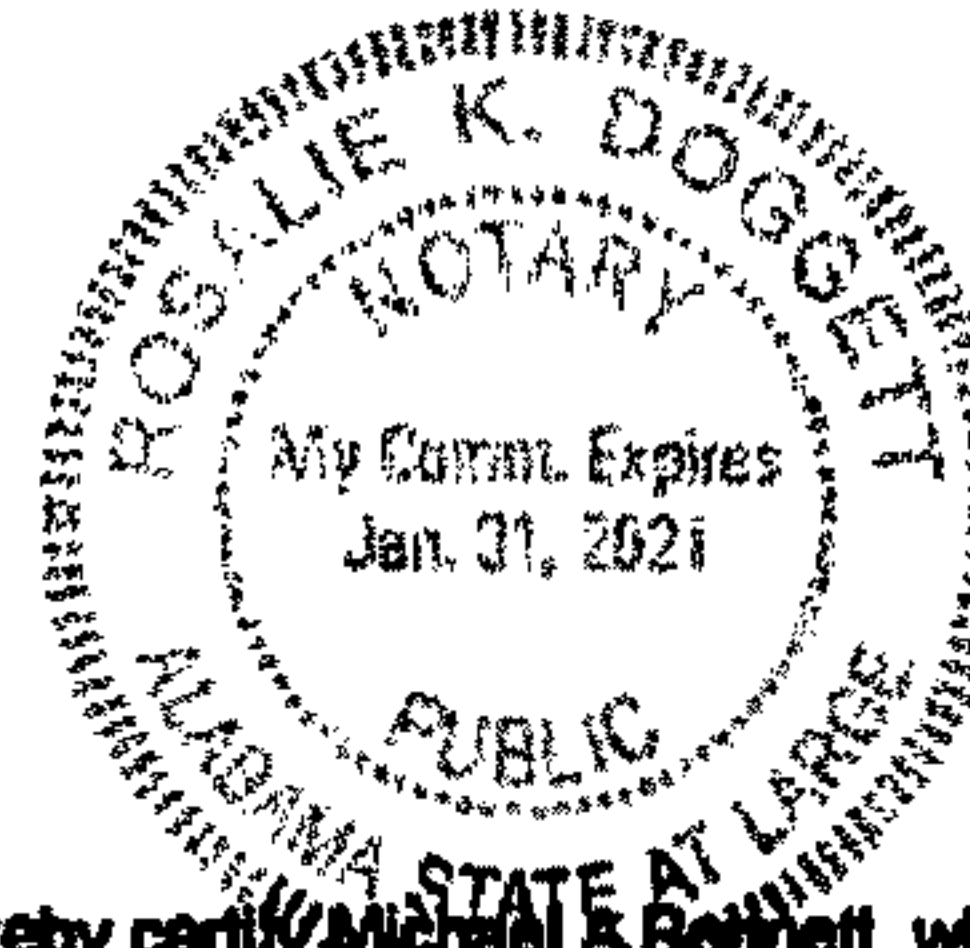
  
Michael A. Bennett  
  
Stefani J. Bennett by Michael A. Bennett, as her attorney in fact.

STATE OF Alabama  
COUNTY OF JEFFERSON *Shelby*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Michael A. Bennett whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 28th day of September, 2017 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 on 09/28/2017.

  
Notary Public  
My commission expires: 1/31/21

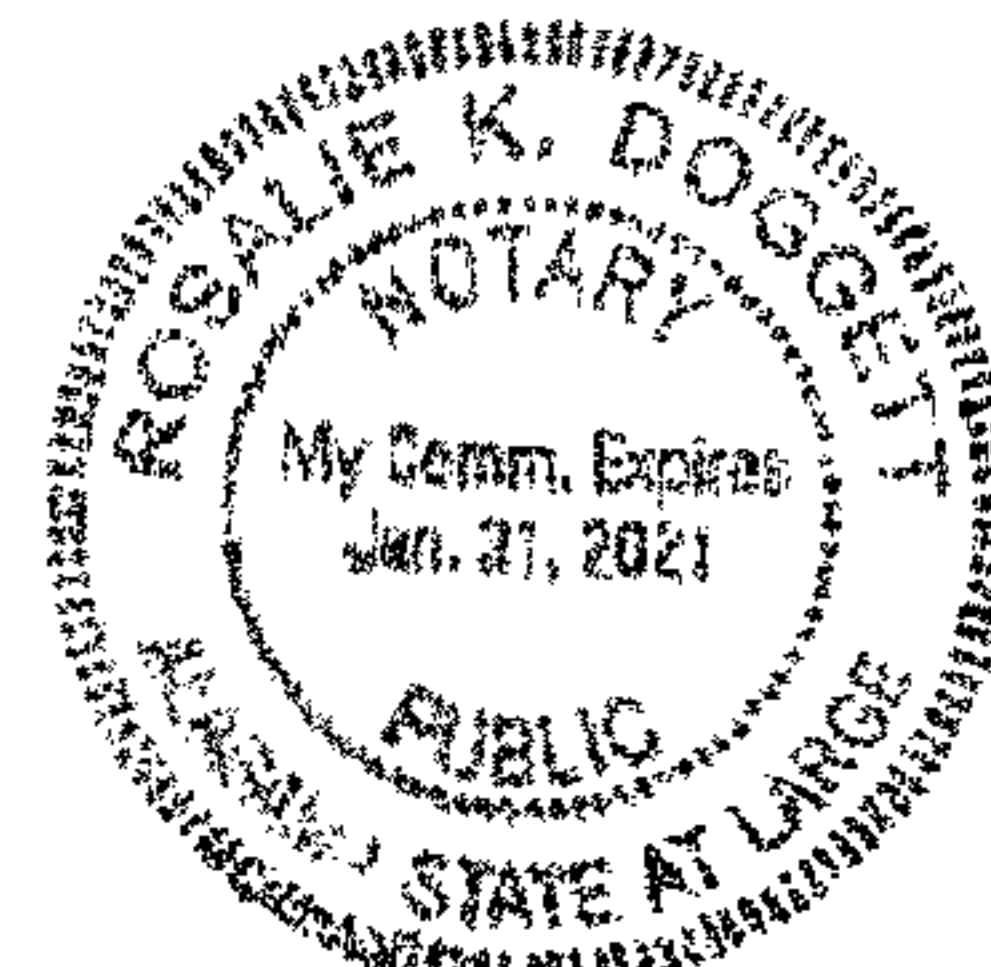


STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Michael A. Bennett, whose name as Attorney in Fact for Stefani J. Bennett, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he voluntarily and in his capacity as such Attorney in Fact and with full authority executed the same on the day and same bears date.

Given under my hand and official seal on 09/28/2017.

  
Notary Public  
My commission expires: 1/31/21




FILE NO. TS-1701550

**EXHIBIT "A"**

Lot 106, 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.

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").

  
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**Real Estate Sales Validation Form**  
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Michael A. Bennett and Stefani J. Bennett      Grantee's Name Katherine L. Romano-Williamson

Mailing Address \_\_\_\_\_  
 \_\_\_\_\_

Mailing Address 458 Reach Drive  
 Birmingham, AL 35242

Property Address 458 Reach Drive  
 Birmingham, AL 35242

Date of Sale September 28, 2017  
 Total Purchase Price \$170,500.00

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  
 \_\_\_\_ Sales Contract  
 \_\_\_\_ Closing Statement

\_\_\_\_ Appraisal  
 \_\_\_\_ Other: \_\_\_\_\_

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 - Michael A. Bennett and Stefani J. Bennett, .

Grantee's name and mailing address - Katherine L. Romano-Williamson, 458 Reach Drive, Birmingham, AL 35242.

Property address - 458 Reach Drive, Birmingham, AL 35242

Date of Sale - September 28, 2017.

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.

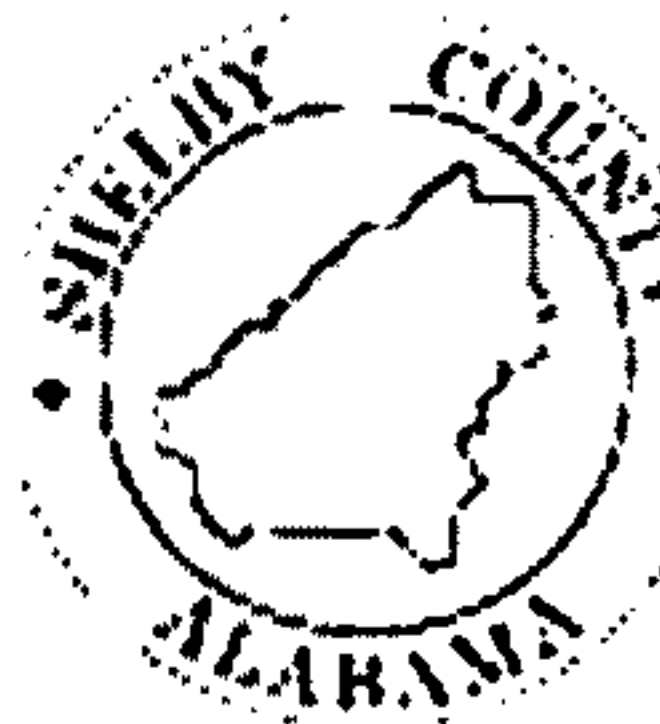
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: September 28, 2017

Sign \_\_\_\_\_  
 Agent



Filed and Recorded  
 Official Public Record



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udge,

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