

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

20171114000411560
11/14/2017 10:49:31 AM
DEEDS 1/2

Send Tax Notice To:
Leroy and Malisa Abrahams
403 Stonegate Dr.
Birmingham, AL
35242

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That, in consideration of \$217,500.00, the amount of which can be verified in the Sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Cynthia Fish Bridgewater a single person (the "Grantor", whether one or more), whose mailing address is 4639 Salem SQ CT Palm Harbor, FL 34685 hereby grant, bargain, sell, and convey unto Leroy A. Abrahams and Malisa Abrahams (the "Grantees"), whose mailing address is 403 Stonegate Dr Birmingham, AL 35242 as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 804 Narrows Point Drive, Birmingham, AL 35242; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$174,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

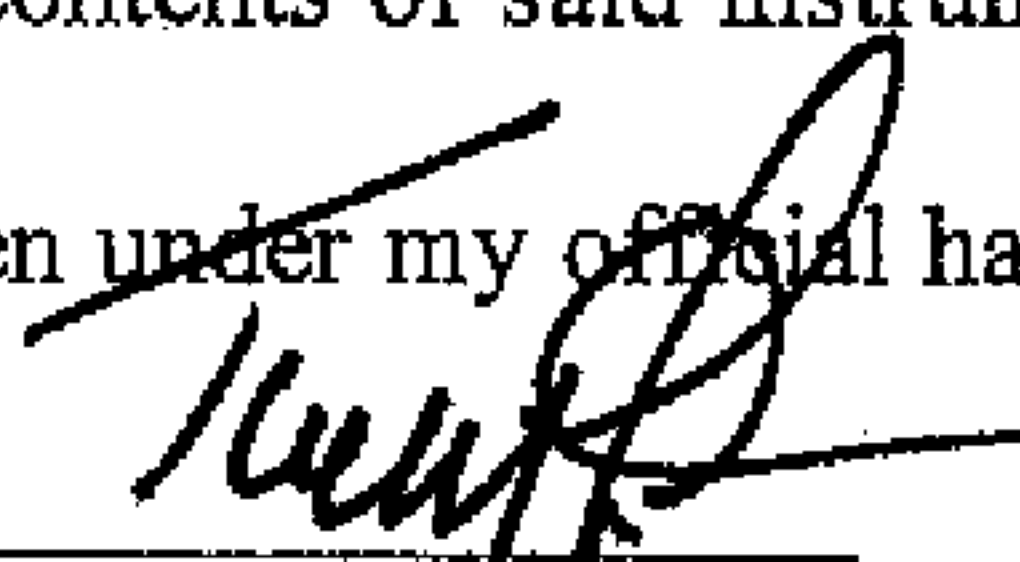
IN WITNESS WHEREOF, Cynthia Fish Bridgewater a single person has/have hereunto set his/her/their hand(s) and seal(s) this 10th day of November, 2017.


Cynthia Fish Bridgewater

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Cynthia Fish Bridgewater, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 10th day of November, 2017.


Notary Public
Commission Expires: 10/31/2020

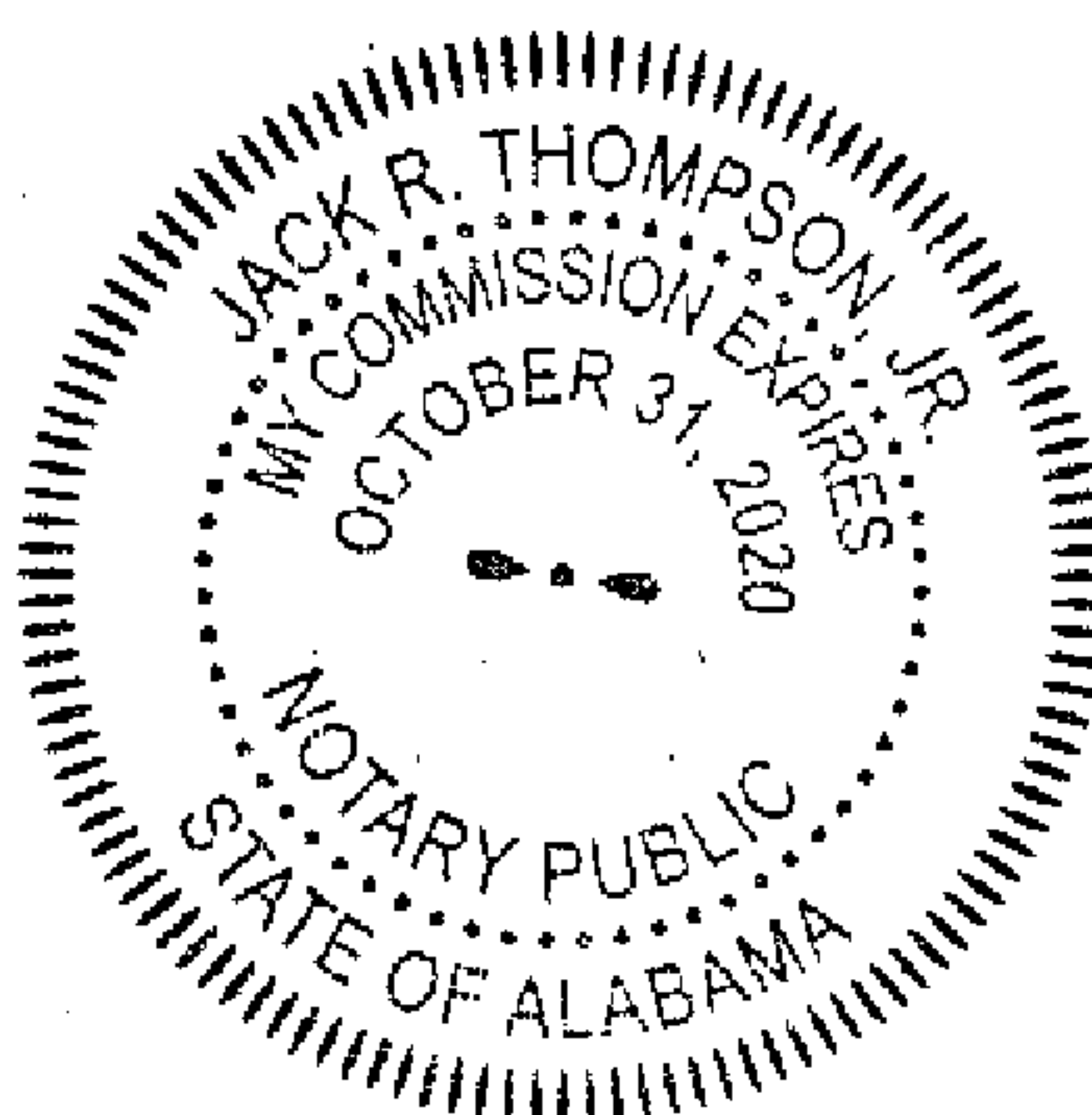


EXHIBIT "A"
Legal Description

Lot 25, according to the Final Record Plat of Narrows Point, as recorded in Map Book 26, Page 81 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 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").

20171114000411560 11/14/2017 10:49:31 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/14/2017 10:49:31 AM
\$61.50 CHERRY
20171114000411560

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.