

Send tax notice to:
LAUREN K. SMITH
536 REACH DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017728

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Nine Thousand and 00/100 Dollars (\$169,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHARLES S. JAGER, a married man **whose mailing address** is: 4898 Valleydale Road, Suite B-4 , Birmingham, AL 35242 (hereinafter referred to as "Grantors") by LAUREN K. SMITH **whose property address** is: 536 REACH DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Final Record Plat of Narrows Reach, Phase 2, as recorded in Map Book 30, Page 58A and 58B, 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 in Inst. 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").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Narrows Reach, Phase 2 recorded in Map Book 30, Page 58A and 58B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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.
4. The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument # 2000- 9755; 1st amendment recorded as Instrument # 2000-17136; in 2nd amendment recorded in Instrument # 2000-36696; in 3rd amendment recorded in Instrument # 2001- 38328; in 4th amendment recorded as Instrument # 20020905000424180; 5th amendment recorded as Instrument

#20021017000508250; and 6th amendment recorded as Instrument # 20030716000450980.

- 5. Release of damages recorded in Instrument # 200501050000003400.
- 6. Easement to Alabama Power Company recorded in Instrument # 2004-50656.

\$170,707.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 5th day of January, 2018.

Charles S. Jager

 CHARLES S. JAGER

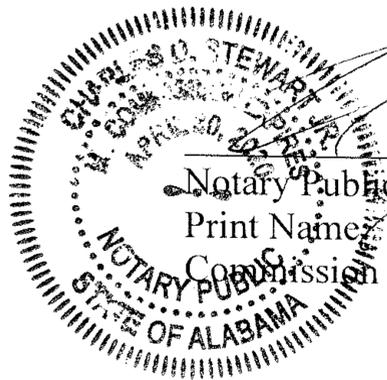
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES S. JAGER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of January, 2018.

Charles D Stewart Jr

 Notary Public
 Print Name: *Charles D Stewart Jr*
 Commission Expires: *4-30-21*




Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/05/2018 11:35:02 AM
 \$19.00 CHERRY
 20180105000005130

J. W. Fuhrmeister