

Send tax notice to:
Darrell D. & Barbara A. Baker
161 Narrows Peak Circle
Birmingham, AL 35242
BHM1701108

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20180118000016340
01/18/2018 08:46:33 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Six Thousand and 00/100 Dollars (\$206,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Kathryn Paige Cawood, a single woman whose mailing address is: 105 Houston Street; Clemson, SC 29631** (hereinafter referred to as "Grantors"), by **Darrell D. Baker and Barbara A. Baker** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Final Plat of Narrows Peak Sector, as recorded in Map Book 31, at Page 125 A & B, in the Office of the Judge of Probate 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. 2000-09755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$80,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Kathryn Paige Cawood have hereunto set their signatures and seals on January 16, 2018.

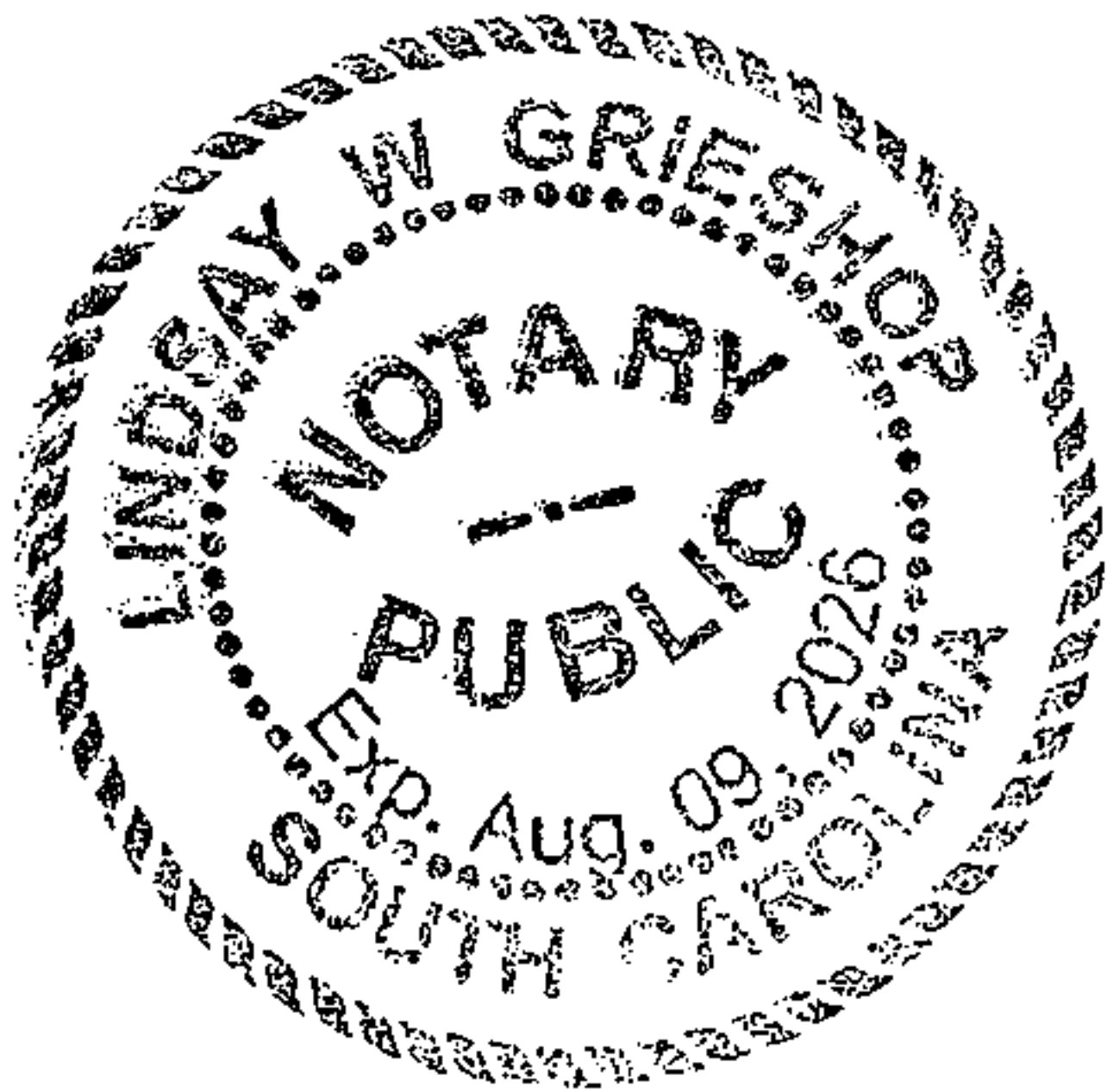

Kathryn Paige Cawood

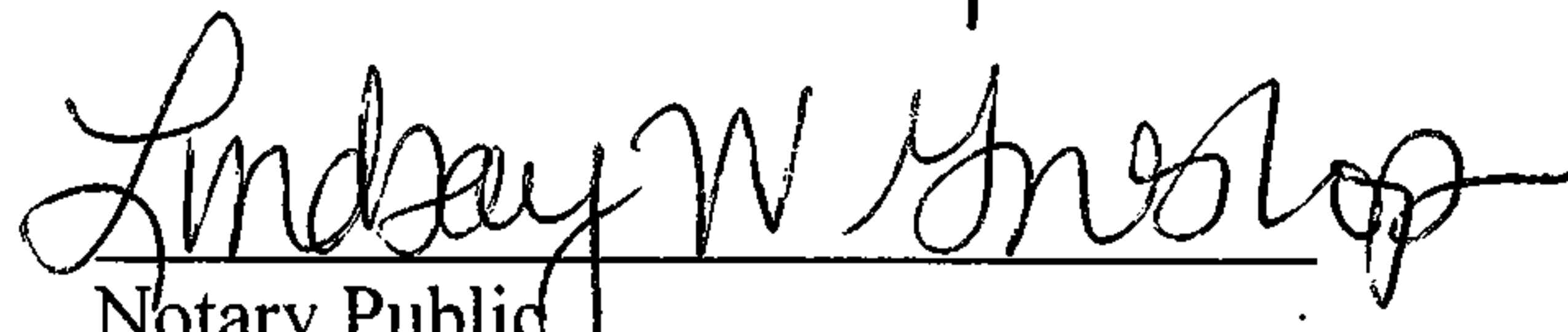
STATE OF South Carolina
COUNTY OF Pickens

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathryn Paige Cawood, 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 15th day of January 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Lindsay W Grieshop
Commission Expires: 8/9/26



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/18/2018 08:46:33 AM
\$224.00 CHERRY
20180118000016340

