

Send tax notice to:  
LAWRENCE J. STARR  
737 NARROWS POINT CIRCLE  
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

2018064

**20180301000066900**  
**03/01/2018 01:42:33 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eight Thousand Five Hundred and 00/100 Dollars (\$208,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DENNIS STEUL and ANNE STEUL**, husband and wife, whose mailing address is: 312 Penecross Place, Louisville, KY 40223 (hereinafter referred to as "Grantors") by **LAWRENCE J. STARR and DONNA L. STARR** whose property address is: 737 NARROWS POINT CIRCLE, BIRMINGHAM, AL, 35242 (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 69, according to the Survey of Narrows Point Sector, as recorded in Map Book 26, Page 81A and B, in the Office of the Judge of Probate of Shelby County, Alabama.**

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. 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.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of Narrows Point Sector, as recorded in Map Book 26, Page 81A and B, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 as amended by Instrument No. 2000-17136 and Instrument No. 2000-36696, in said Probate Office.
6. Transmission line permit to Alabama Power Company recorded in Deed Book 103, Page 154; Deed Book 123, Page 420 and Deed Book 102, Page 181, in said Probate Office.

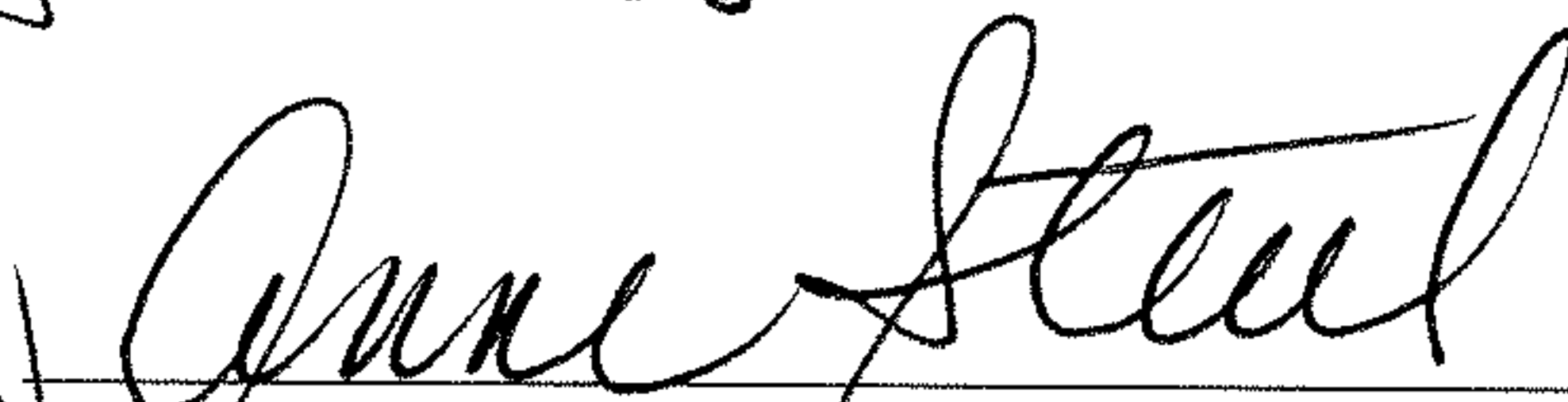
7. Right of way to the State of Alabama recorded in Deed Book 296, Page 441, in said Probate Office.
8. Right of way to South Central Bell recorded in Deed Book 324, Page 840 and Deed Book 321, Page 610, in said Probate Office.
9. Release of damages recorded as Instrument No. 2001-3490 and Instrument No. 2001-20087, in said Probate Office.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 27th day of February, 2018.

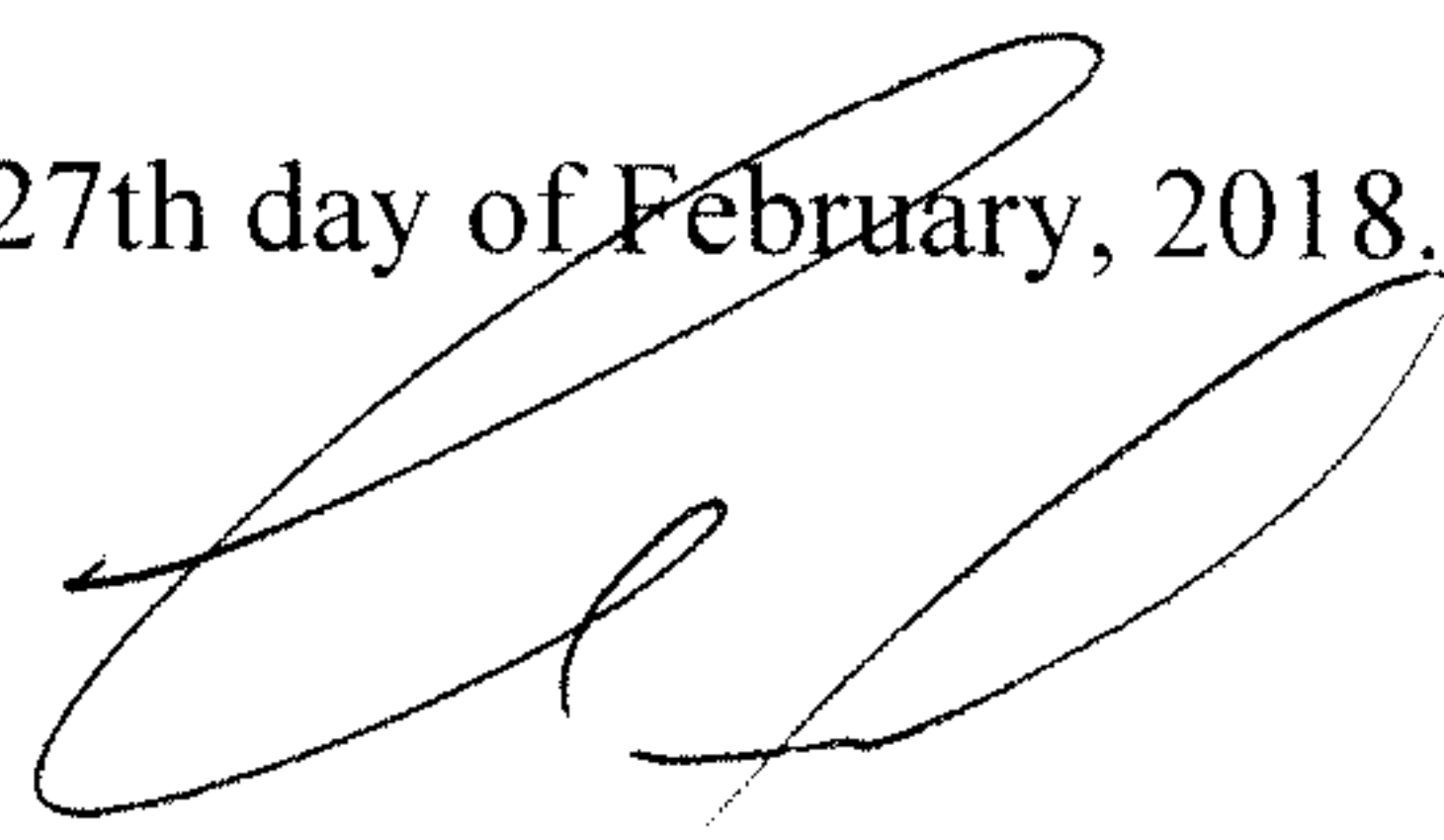
  
DENNIS STEUL

  
ANNE STEUL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENNIS STEUL and ANNE STEUL whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 2018.



Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/01/2018 01:42:33 PM  
\$226.50 CHERRY  
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