

Send tax notice to:
Martha Niemeyer, Ima Niemeyer, Jeremey Hankins
132 Narrows Point Court
Birmingham, AL 35242
BHM1800229

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eleven Thousand Nine Hundred and 00/100 Dollars (\$211,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Patricia Anne Fields**, a single woman, **by Charles Chesser her true and lawful Attorney in Fact** whose mailing address is: P.O. Box 159, Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **Martha Niemeyer, Ima Niemeyer, and Jeremey Hankins** (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 7, according to the Final Plat of Narrows Point - Phase 3, as recorded in Map Book 28, Page 120, 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, as amended by instruments recorded in Inst. No. 2000-17136 and Inst # No. 2000-36696 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

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 Patricia Anne Fields by Charles Chesser her true and lawful Attorney in Fact have hereunto set their signatures and seals on March 30, 2018.

*Patricia Anne Fields by her
Charles Chesser true and lawful
Attorney in fact*
Patricia Anne Fields by her Charles
Chesser true and lawful Attorney in
Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Chesser, whose name as attorney in fact for Patricia Anne Fields, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Patricia Anne Fields on the day the same bears date.

Given under my hand and official seal this the 30 day of MARCH, 2018

(NOTARIAL SEAL)

[Signature]
Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APRIL 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/30/2018 03:23:07 PM
\$231.00 JESSICA
20180330000107170

[Signature]