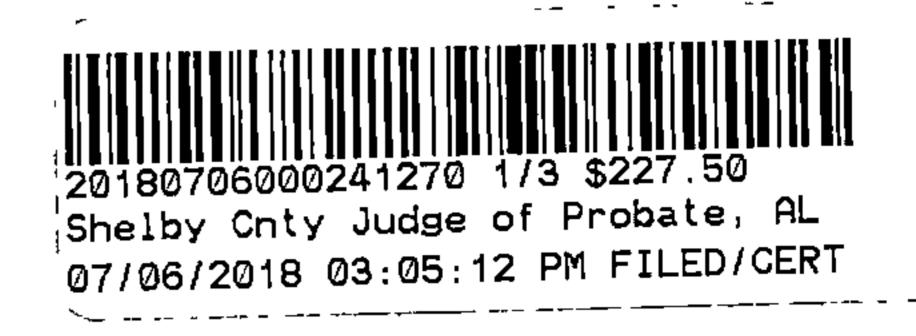
THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JUSTIN N. SMITHERMAN, ATTORNEY Alabama Law Services, LLC 4685 Highway 17, Suite D Helena, Alabama 35080 Vincent DiChiara 805 Narrows Point Drive Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)



That in consideration of TWO HUNDRED SIX THOUSAND TWO HUNDRED FIFTY and 00/100 (\$206,250.00) Dollars to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, JOHN J. RYAN, AN UNMARRIED MAN (herein referred to as GRANTOR), do hereby grant, bargain, sell and convey unto VINCENT DICHIARA (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 54, 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 NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARAION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755 AND 1ST AMENDMENT RECORDED AS INST. #2000-17136 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

- 1) Subject to ad valorem taxes for the current tax year and all subsequent years.
- 2) Also subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- 3) Subject property does not constitute the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs and assigns covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/06/2018 State of Alabama Deed Tax:\$206.50 IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2P day of JUNE, 2018.

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that JOHN J. RYAN, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the $\frac{2^{1/5}}{4}$ day of JUNE, 2018.

Notary Public

SHERRY L SINGLETON Notary Public Alabama State at Large

Shelby Cnty Judge of Probate, AL

07/06/2018 03:05:12 PM FILED/CERT

My Commission expires:

My Commission Expires March 22, 2022

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: John J. Ryan Mailing Address: 805 Narrows Point Drive, Birmingham, AL 35242	Grantee's Name: Vincent DiChiara Mailing Address: 2000 Drayton Place, Birmingham, AL 35242		
Property Address: 805 Narrows Point Drive, Birmingham, AL 35242	Date of Sale: June 21st, 2018 Total Purchase Price:	\$206,250.00	
	or Actual Value:	\$	
	or Assessors market value	\$	
The purchase price or actual value claimed on this for evidence: (check one) (Recordation of documentary english of Sale Bill of SaleSales ContractX_Closing Statement If the conveyance document presented for recordation above, the filing of this form is not required.	evidence is not required) Appraisal Other		
Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed. Property address - the physical address of the property being conveyed, if available. Date of Sale - the dat on which interest to the property was conveyed. Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h). I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h). Date: Unattested			
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20180706000241270 3/3 \$227.50 Shelby Cnty Judge of Probate, AL 07/06/2018 03:05:12 PM FILED/CERT