

# WARRANTY DEED

**STATE OF ALABAMA  
Shelby COUNTY**

A standard 1D barcode is positioned at the top of the document, consisting of vertical black lines of varying widths on a white background.

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Two Hundred Twenty-Nine Thousand Nine Hundred and 00/100 (\$229,900.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **WILLIAM C. BUCHANAN and MADELINE L. BUCHANAN, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JENNIFER J. FAGEN**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 68, ACCORDING TO THE FINAL PLAT OF NARROWS POINT - PHASE 5, AS  
RECORDED IN MAP BOOK 35, PAGE 90 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,  
AS AMENDED BY INSTRUMENTS RECORDED AS INSTRUMENT NO. 2000-17136, INSTRUMENT  
NO. 2000-36696, INSTRUMENT NO. 2001-38328, INSTRUMENT NO. 20020905000424180,  
INSTRUMENT NO. 20021017000508250, AND INSTRUMENT NO. 20030716000450980, AND  
INSTRUMENT NO. 20050831000450840, ALL RECORDED IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER  
COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$196,333.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns  
FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 31st day of July, 2018.

Shelby County, AL 08/07/2018  
State of Alabama  
Deed Tax: \$34.00

William C. Buchanan  
WILLIAM C. BUCHANAN

Madeline L. Buchanan  
MADELINE L. BUCHANAN

STATE OF ALABAMA  
JEFFERSON COUNTY

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

GIVEN under my hand and seal this 31st day of July, 2018.

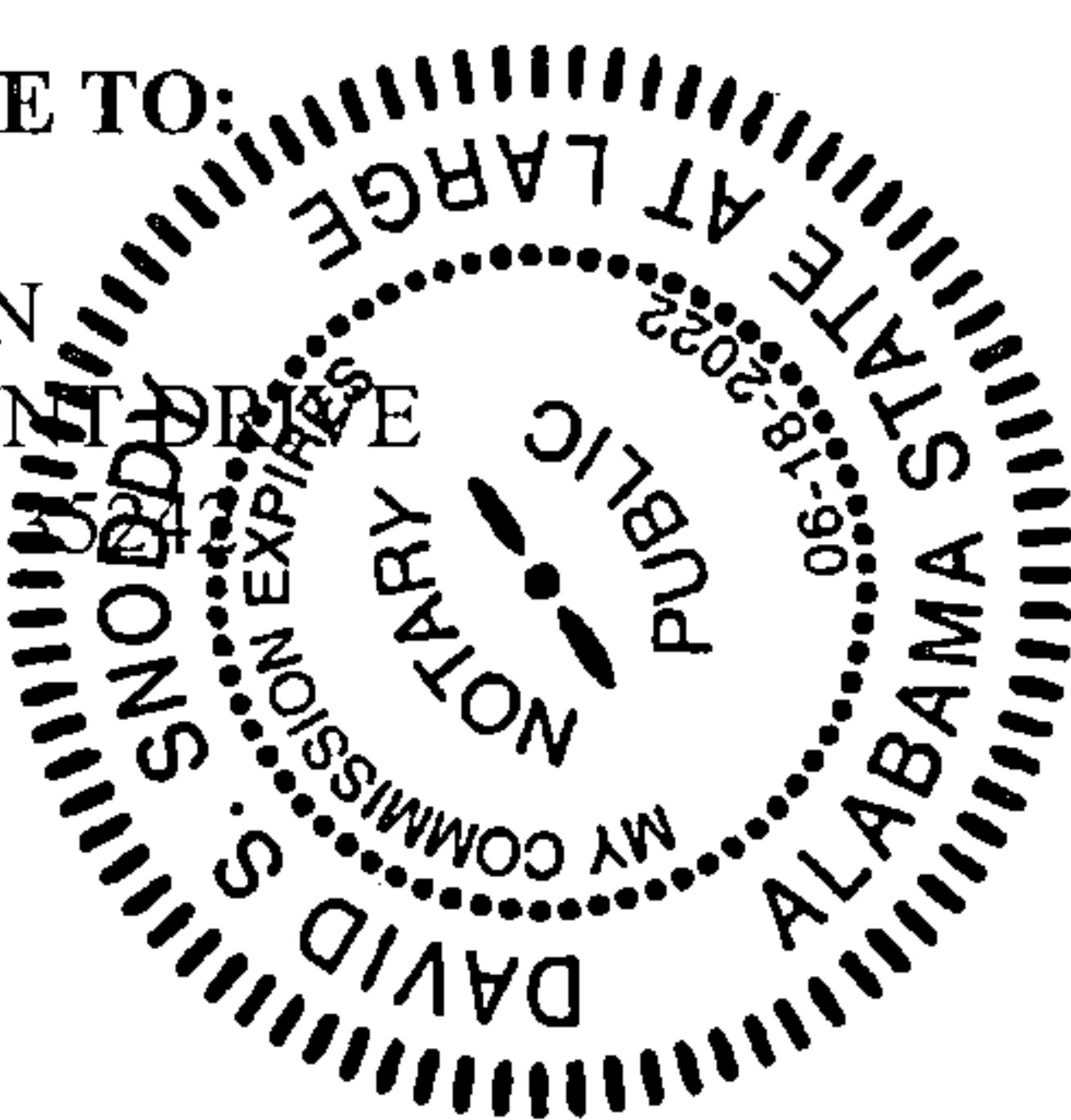
## My Commission Exp:

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

**SEND TAX NOTICE TO:**

JENNIFER J. FAGEN  
933 NARROWS POINT  
BIRMINGHAM, AL 333

SLF 18-226



Real Estate Sales Validation Form

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

Grantor's Name WILLIAM C. BUCHANAN  
Mailing Address: 3998 Graham Drive  
Irondale, AL 35210

Grantee's Name JENNIFER J. FAGEN  
Mailing Address: 933 NARROWS POINT DRIVE  
BIRMINGHAM, AL 35242

Property Address 933 NARROWS POINT DRIVE  
BIRMINGHAM, AL 35242

Date of Sale July 31, 2018  
Total Purchaser Price \$229,900.00

or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

(Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other \_\_\_\_\_  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 date of 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 Sec. 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 Sec. 40-22-1 (h).

Date JULY 31, 2018

Unattested

(verified by)

Print Madeline L. Buchanan

Sign Madeline L. Buchanan  
(Grantor/Grantee/Owner/Agent) circle one

20180807000280610 2/2 \$52.00  
Shelby Cnty Judge of Probate, AL  
08/07/2018 11:58:01 AM FILED/CERT

