

Send Tax Notice To & This Instrument Prepared By:  
Benjamin J. Crew & Jackie F. Crew  
261 Narrows Drive  
Birmingham, AL 35242

**Warranty Deed**  
Jointly for Life with Remainder to Survivor

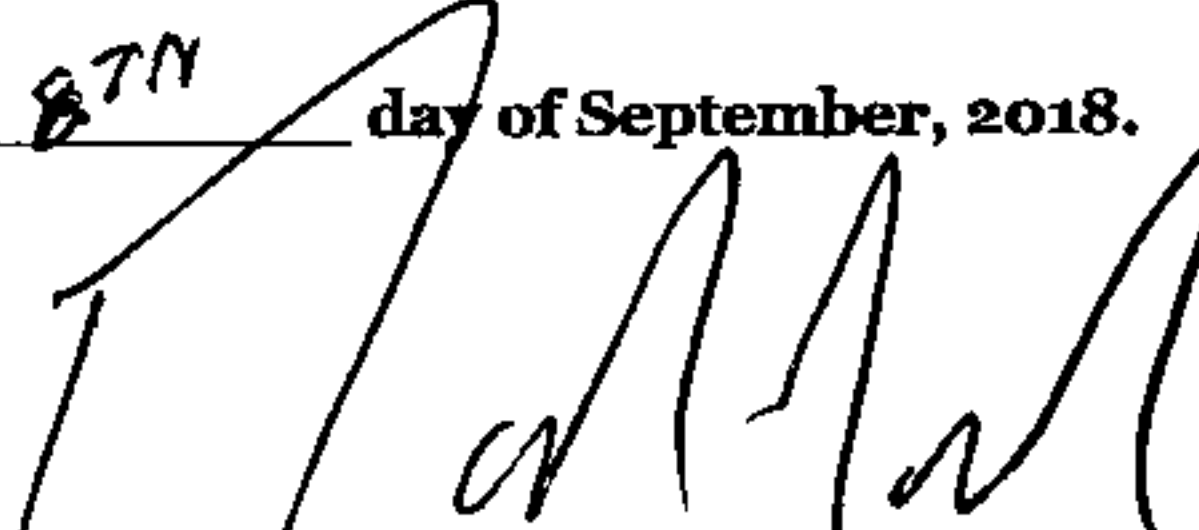
STATE OF ALABAMA  
COUNTY OF SHELBY


Know All Men by These Presents: That in consideration of *One Dollar (\$1.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **The Narrows Residential Owners' Association, Inc.**, an Alabama corporation, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Benjamin J. Crew and Jackie F. Crew**, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:


**See Attached Exhibit "A" Legal Description**

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and/or assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this

27<sup>th</sup> day of September, 2018.  
  
\_\_\_\_\_  
The Narrows Residential Owners' Association, Inc.  
By: David Nowak  
Its: President

  
\_\_\_\_\_  
The Narrows Residential Owners' Association, Inc.  
By: Darrell Rouland  
Its: Property Manager

  
20180911000326900 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
09/11/2018 03:17:32 PM FILED/CERT

Shelby County, AL 09/11/2018  
State of Alabama  
Deed Tax: \$1.00

STATE OF ALABAMA

COUNTY OF

Shelby

I, Aimee Statham, a Notary Public, in and for said County in said State, hereby certify that **David Nowak**, whose name(s) as **President of The Narrows Residential Owners' Association, Inc.**, is 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, as such officer and with full authority, executed the same voluntarily for and as the act of said **The Narrows Residential Owners' Association, Inc.**

Given under my hand and official seal of office this 8<sup>TH</sup> day of September, 2018.

My Commission Expires  
October 20, 2020

  
Notary Public

My Commission Expires

October 20, 2020

AIMEE STATHAM  
Notary Public  
Alabama State at Large

STATE OF ALABAMA

COUNTY OF

Shelby

I, Aimee Statham, a Notary Public, in and for said County in said State, hereby certify that **Darrell Rouland**, whose name(s) as **Property Manager of The Narrows Residential Owners' Association, Inc.**, is 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, as such Property Manager and with full authority, executed the same voluntarily for and as the act of said **The Narrows Residential Owners' Association, Inc.**

Given under my hand and official seal of office this 8<sup>TH</sup> day of September, 2018.


My Commission Expires  
October 20, 2020

  
Notary Public

My Commission Expires:

October 20, 2020

AIMEE STATHAM  
Notary Public  
Alabama State at Large

  
20180911000326900 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
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**Exhibit "A" Legal Description**

**A parcel of land located in the Northwest quarter of Section 20, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:**

**Begin at an iron pin found with a LDW cap at the Southernmost corner of Lot 103 of NARROWS PEAK SECTOR as recorded in Map Book 31 on Pages 125 A & B in the Office of the Judge of Probate, Shelby County, Alabama, and run Northeasterly along the Southeasterly line of said Lot 103 for a distance of 56.87 feet to an iron pin found with a LDW cap at the Easternmost corner of said Lot 103; thence turn an interior to the left of 89 degrees, 02 minutes, 20 seconds and run in a Southeasterly direction for a distance of 26.55 feet to an iron pin set with a SSI cap; thence turn an interior to the left of 88 degrees, 14 minutes, 12 seconds and run in a Southwesterly direction for a distance of 57.41 feet to an iron pin set with a SSI cap; thence turn an interior to the left of 91 degrees, 45 minutes, 48 seconds and run in a Northwesterly direction for a distance of 23.83 feet to the point of beginning. Said parcel of land containing 1,445 square feet, more or less. According to that certain survey dated July 31, 2018 by Carl Daniel Moore, Reg. L.S. #12159, Order Number 212597.**

**Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.**

### Real Estate Sales Validation Form

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

Grantor's Name	Narrows Residential Owners	Grantee's Name	Benjamin J. Crew and Jackie F. Crew
Mailing Address	Assoc., Inc. c/o Rouland Mgmt. Services, 2080 Hwy 33, Ste. C Pelham, AL 35124	Mailing Address	261 Narrows Drive Birmingham, AL 35242
Property Address	261 Narrows Drive Birmingham, AL 35242	Date of Sale	<u>9-8-18</u>
		Total Purchase Price \$	
		or	
		Actual Value	\$ 1,000.00
		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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal  |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Market value based on size and condition of land. |
| <input type="checkbox"/> 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 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	<u>9/8/18</u>	Print	<u>Jackie F. Crew</u>
Unattested		Sign	<u>Jackie F. Crew</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180911000326900 4/4 \$25.00  
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