

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
James White  
321 Narrows Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Forty Two Thousand Three Hundred Fifty and 00/100 Dollars (\$242,350.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Jeannette Bencomo, a married person**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**James White**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

**see Exhibit "A" attached hereto**

**\$230,208.00** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2019 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of the Grantor or her spouse.

Jeanette Bencomo is one and the same as Jeanette Montes de Oca, grantee in that certain deed recorded in Instrument 20070808000369800.

**TO HAVE AND TO HOLD UNTO Grantee, his heirs and assigns, forever,**

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **his** heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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, executors and administrators shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

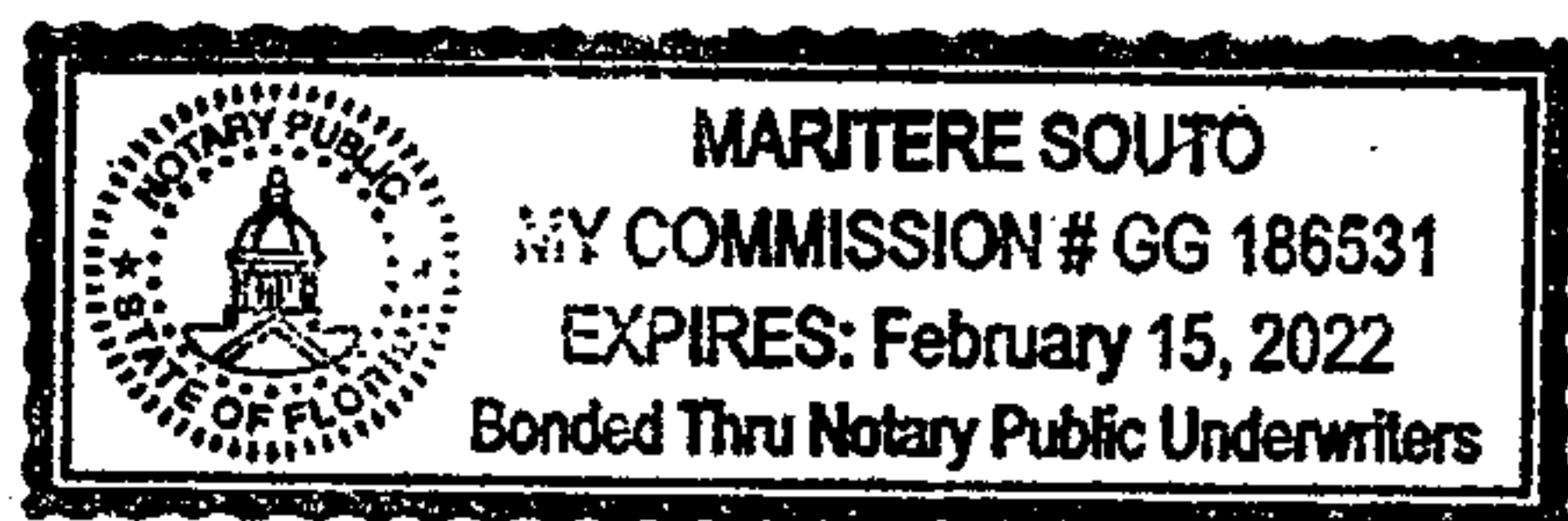
IN WITNESS WHEREOF, I have set my hand and seal, this 13 day of November, 2018.

Jeannette Bencomo (Seal)  
Jeannette Bencomo

STATE OF Florida  
Miami-Dade COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Jeannette Bencomo** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of November, 2018.



M. Souto  
Notary Public  
My Commission Expires: 2-15-22

**EXHIBIT A**

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**Lot 88, according to the Amended Map of Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, pages 125 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 Declaration of Covenants, Conditions and Restrictions recorded in Instrument 2000-9755; First Amendment recorded in Instrument 2000-17136; Second Amendment recorded in Instrument 2000-36696; Assignment of Developers Rights and Obligations for The Narrows, recorded in Instrument 2000-40514, Third Amendment recorded in Instrument 2001-38328; Fourth Amendment recorded in Instrument 20020905000424180 Fifth Amendment recorded in Instrument 200201017000508250, Sixth Amendment as recorded in Instrument 20030716000450980, Seventh Amendment recorded in Instrument 20050831000450840, Eighth Amendment recorded in Instrument 20061031000537350, Ninth Amendment recorded in Instrument 20061211000599540, Tenth Amendment recorded in Instrument 20070607000266840, Eleventh Amendment recorded in Instrument 20080711000280890, all recorded in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the ("Declaration")).**

**REAL ESTATE SALES VALIDATION FORM**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Jeannette Bencomo**Date of Sale: **November 14th, 2018** Error!

Switch argument not specified.

Mailing Address: **321 Narrows Drive  
Birmingham, Alabama, 35242**Total Purchase Price: **\$242,350.00**

Or

Property Address: **321 Narrows Drive  
Birmingham, Alabama, 35242**

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **James White**Mailing Address: **321 Narrows Drive  
Birmingham, AL, 35242**

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 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 Section 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 Section 40-22-1 (h).Date: 11/14/18Print: Gene T. Simon☐ Unattested  
(verified by)Sign: [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/27/2018 12:39:15 PM  
 \$36.50 CHARITY  
 20181127000414800

*Allen S. Bayl*