

Send tax notice to:
JOSEPH KIRK CUEVAS
343 NARROWS DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019154

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirteen Thousand and 00/100 Dollars (\$213,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CARLA E ADAMS, a single individual**, whose mailing address is: 126 South Shore Dr. Miramar Beach FL 32550 (hereinafter referred to as "Grantor") by **JOSEPH KIRK CUEVAS and ALICIA ELAINE CUEVAS** whose property address is: 343 NARROWS DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 83, according to the Survey of Narrows Park Sector, as recorded in Map Book 31, Page 125 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Assignment of Developers Rights and Obligations for the Narrows recorded in Inst. No. 2000-40514.
5. Restrictions appearing of record in Inst. No. 2000/36696; Inst. No. 2000/9755; Inst. No. 2000/17136; Inst. No. 2001/38328; Inst. No. 2002/424180; Inst. No. 2002/508250 and Inst. No. 2003/45098.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 22nd day of March, 2019.

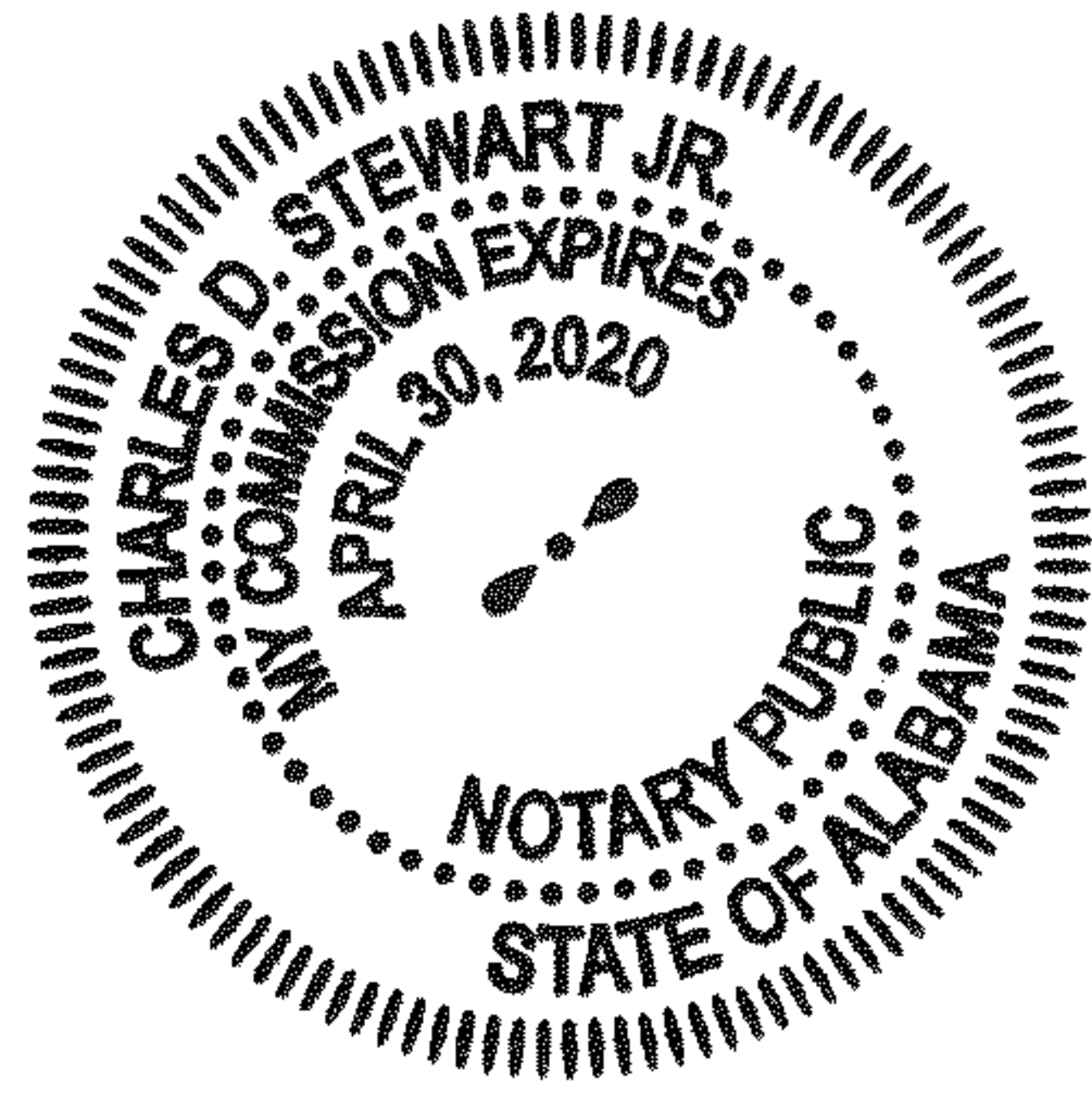
*CARLA E. ADAMS By AND THROUGH
Karl Heckman As HER ATTORNEY
IN FACT*

CARLA E ADAMS BY AND THROUGH
KARL HECKMAN AS HER ATTORNEY
IN FACT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KARL HECKMAN, whose name as Agent and Attorney in Fact for CARLA E ADAMS, 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 executed the same voluntarily in his capacity as Attorney in Fact for CARLA E ADAMS on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 2019.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2019 11:51:30 AM
\$231.00 CHARITY
20190327000097600

Allie S. Bevil