

Send tax notice to:
BRANDI M DAVIS
491 REACH 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
Shelby COUNTY

2019147

20190402000105170
04/02/2019 12:51:02 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Eight Thousand Five Hundred and 00/100 Dollars (\$178,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **PATRICIA W. HENNESSY, A SINGLE INDIVIDUAL** whose mailing address is: 1980 SUPERFINE LN, APT 706, WILIMINGTON, de 19802 (hereinafter referred to as "Grantors") by **BRANDI M DAVIS** whose property address is: **491 REACH 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 11, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS REACH SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 58A AND 58B, IN THE PROBATE OFFICE 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 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

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. The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 2000-9755 and 1st amendment recorded in Instrument No. 2000-17136 and 2nd Amendment recorded in Instrument No. 2000-36696 and 3rd Amendment recorded in Instrument No. 2001-38328 and 4th Amendment recorded as Instrument No. 20020905000424180 and 5th Amendment recorded as Instrument No. 20021017000508250; 6th Amendment as recorded in Instrument No. 20030716000450980, and all amendments thereto.
3. Transmission line permits to Alabama Power Company in Deed 109 at page 70, Deed 145 at page 22, Deed 103 at page 154, Deed 123 at page 420 and Deed 102 at page 181.

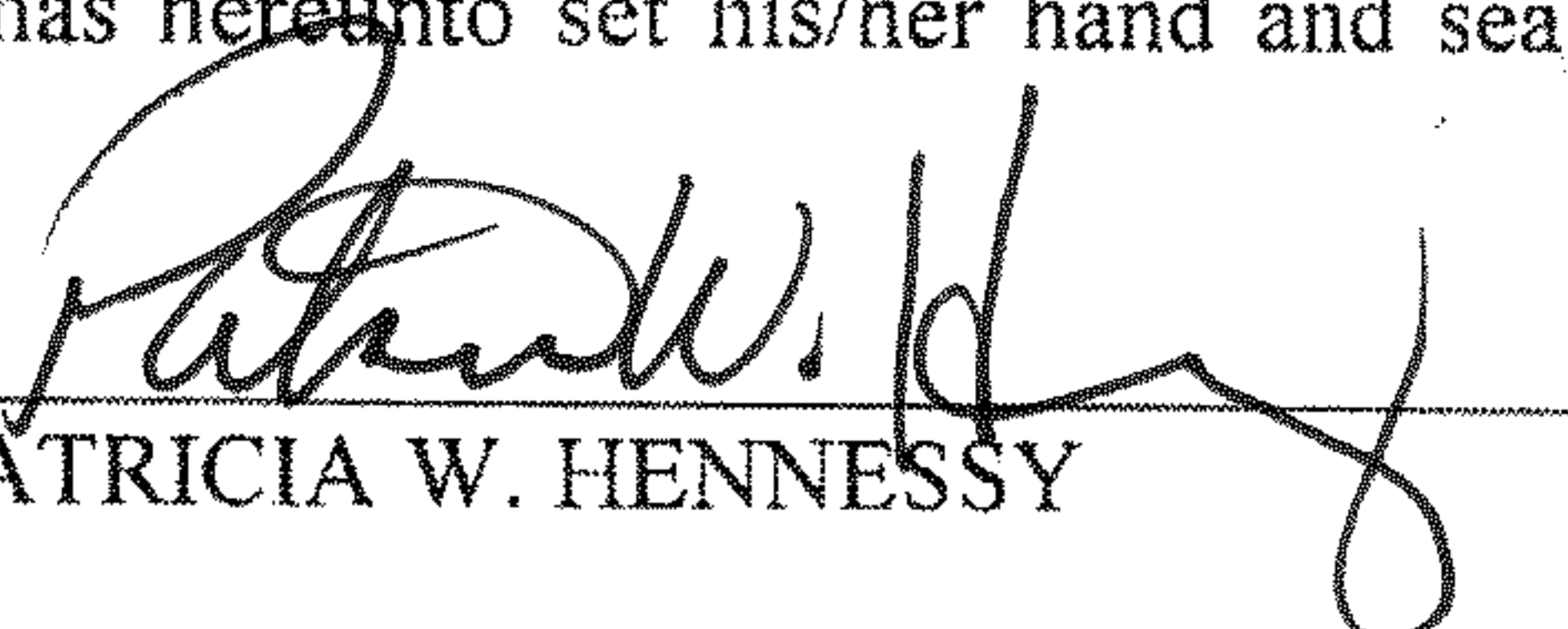
4. Easement to Alabama Gas Corp. as recorded in Inst. No. 2000-1818, in the Probate Office of Shelby County, Alabama.
5. Release of damages as recorded in Inst. No. 20031023000708540, as recorded in the Probate Office of Shelby County, Alabama.
6. Notes, easements and restrictions as set out per recorded plat.
7. Restrictive covenants in favor of Alabama Power Company as recorded in Instrument No. 20041210000506360. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 30, Page 58 A & Bin Probate Office
8. Memorandum of Sewer Service Agreements regarding The Narrows Residential Sectors in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121102000422250.

\$178,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 his/her hand and seal this the 21 day of March, 2019.


PATRICIA W. HENNESSY

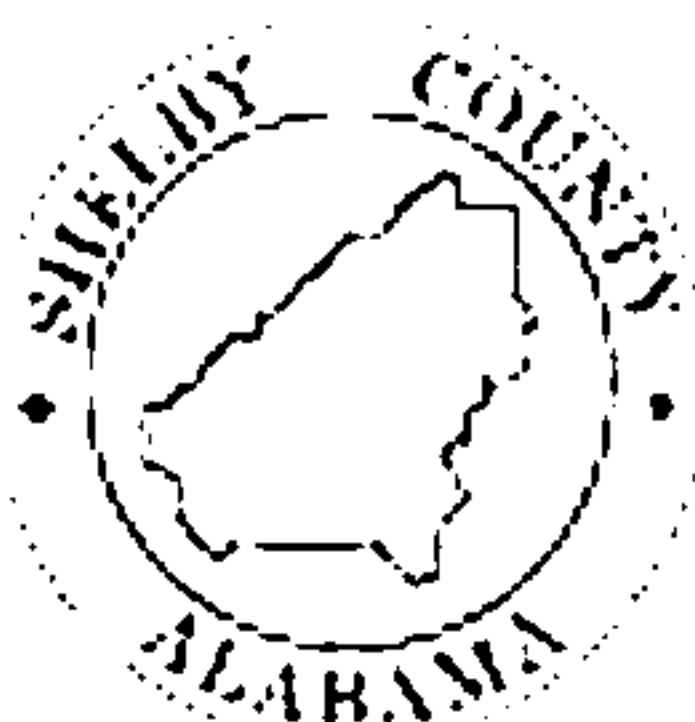
EVELYN IVETTE QUEVEDO
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES MARCH 28, 2020

STATE OF Delaware
COUNTY OF New Castle

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

Given under my hand and official seal this the 21 day of March, 2019.


Notary Public
Print Name: EVELYN IVETTE QUEVEDO
Commission Expires: 03/28/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2019 12:51:02 PM
\$19.00 CHARITY
20190402000105170

Allen S. Bayl