

Send tax notice to:
NANCY JEAN E HENDRIX
801 NARROWS POINT DR
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

2019362

WARRANTY DEED

20190701000234920
07/01/2019 02:18:07 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars (\$232,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JOHN A KING, A SINGLE INDIVIDUAL** whose mailing address is: 464 W 44th Apt 6H New York, NY 10036 (hereinafter referred to as "Grantors") by **NANCY JEAN E HENDRIX** whose property address is: **801 NARROWS POINT DR, 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 55, according to the Final Record Plat of Narrows Point, as recorded in Map Book 26, Page 81 A & B, in the Probate Office of 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 as recorded in Instrument #2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declarations").

SUBJECT TO:

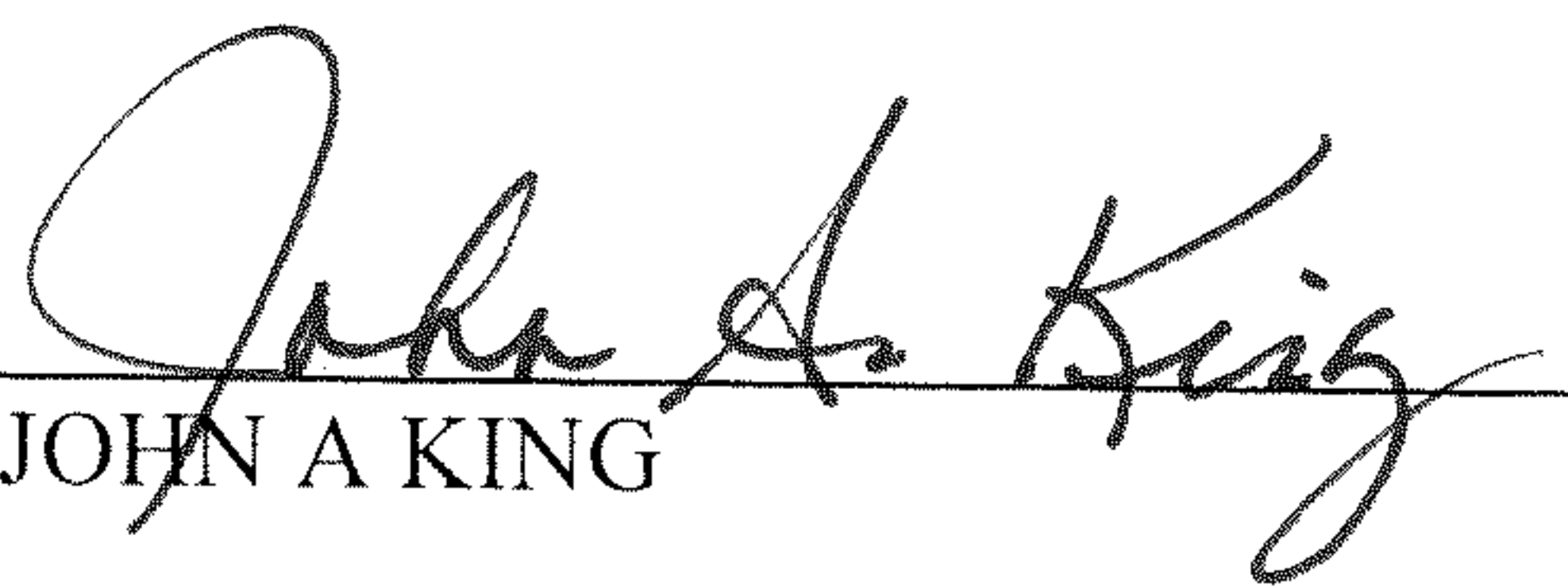
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 103, page 154; Deed Book 123, Page 429 and Deed Book 102, Page 181.
3. Right(s) of way to State of Alabama, as recorded in Deed Book 296, Page 441.
4. Natural Gas Supply Agreement as recorded in Instrument #200-1818.
5. Release of damages as recorded in Instrument #2000-13312.
6. Restrictions appearing of record in Instrument #2000-9755; First Amendment recorded in Instrument #2000-17136; Second Amendment recorded in Instrument #2000-36696; Third Amendment recorded in Instrument #2001-38328; Fourth Amendment recorded in Instrument #20020905000424180; Fifth Amendment recorded in Instrument #20021017000508250; Sixth Amendment 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 and Eleventh Amendment recorded in instrument #20080711000280890.
7. Agreement with regard to sanitary sewer system as set om in Instrument #20121102000422250.

\$186,000.00 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.


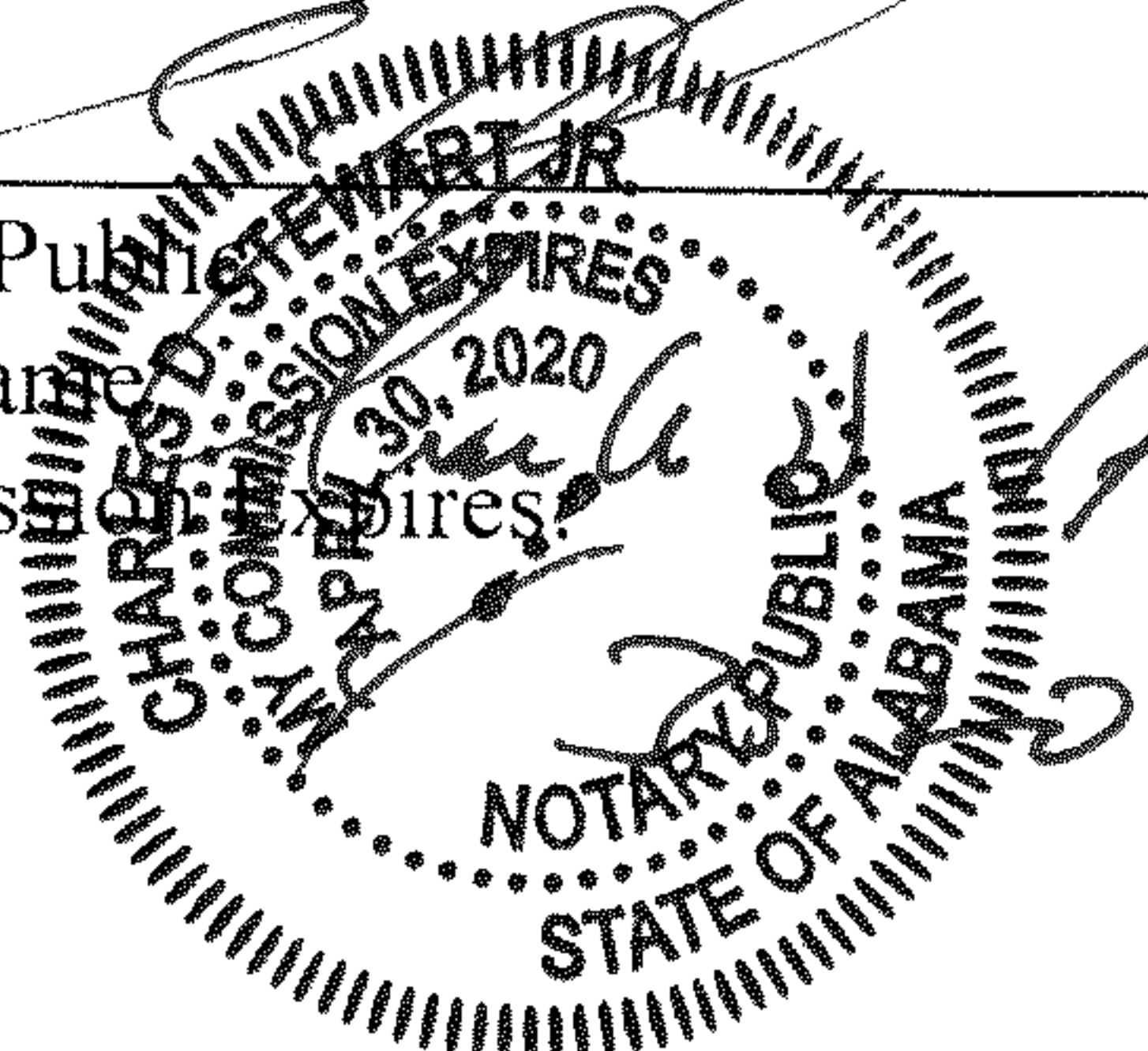
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of June, 2019.


JOHN A KING

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN A KING 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 27th day of June, 2019.


Notary Public
Print Name
Commission Expires




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2019 02:18:07 PM
\$64.50 CHERRY
20190701000234920

