

Send tax notice to:  
LINDA DAWSON  
800 NARROWS POINT 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

2019513

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$219,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **YOLANDA PHALEN and DENNIS PHALEN, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE YOLANDA PHALEN LIVING TRUST, DATED JULY 24, 2018** whose mailing address is: 3551 Springs Valley Ct Mt Brook AL 35223 (hereinafter referred to as "Grantor") by **LINDA DAWSON** whose property address is: 800 NARROWS POINT DRIVE, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 24, according to the Final Record Plat of The Narrows Point Sector, 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 recorded in Instrument No. 2000-9755, 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 due and payable until October 1, 2019.
2. Restrictions, covenants, and conditions as recorded under Instrument No. 2000-9755, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements as shown by recorded plat, including an easement on the Southeasterly side of lot.
4. Transmission Line Permits to Alabama Power Company as shown in Deed Book 103, Page 154; Deed Book 123, Page 420; and Deed Book 102, Page 181, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of Way granted to State of Alabama as recorded in Deed Book 296, Page 441, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Natural Gas Supply Agreement as recorded under Instrument No. 2000-1818, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Release of damages as recorded under Instrument No. 2000-14766, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Subordination, Non-Disturbance, and Attornment Agreements as recorded under Instrument No. 2000-8605, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Right of Way to South Central Bell as recorded in Map Book 26, Page 81 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Restrictions, limitations and conditions as recorded in Map Book 26, Page 81 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.


- 11. A Prescriptive Easement for existing roadway exits to the limits of the county maintenance as shown on survey and rights of others to the use of said easement.
- 12. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations as applicable as set out in and as referenced in Deed recorded under Instrument No. 2001-19901, in the Office of the Judge of Probate of Shelby County, Alabama.
- 13. Covenant releasing predecessor in title from any liability 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 recorded under Instrument No. 2001-19901, in the Office of the Judge of Probate of Shelby County, Alabama.

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, the said Grantor, YOLANDA PHALEN LIVING TRUST, by YOLANDA PHALEN and DENNIS PHALEN, its TRUSTEES, who are authorized to execute this conveyance, has hereunto set their signature and seal on this the 31st day of July, 2019.

YOLANDA PHALEN LIVING TRUST

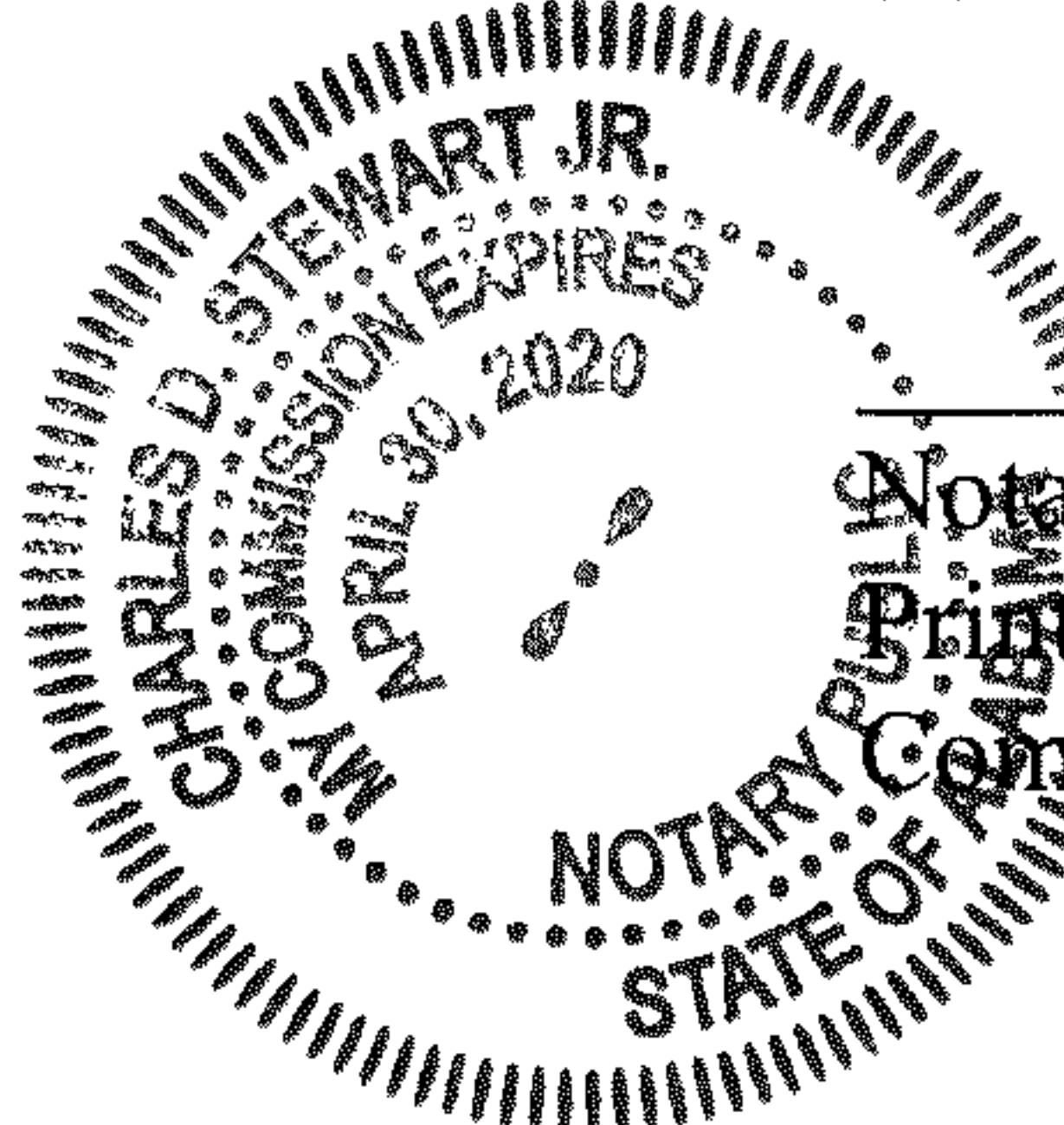
  
 BY: YOLANDA PHALEN  
 ITS: TRUSTEE

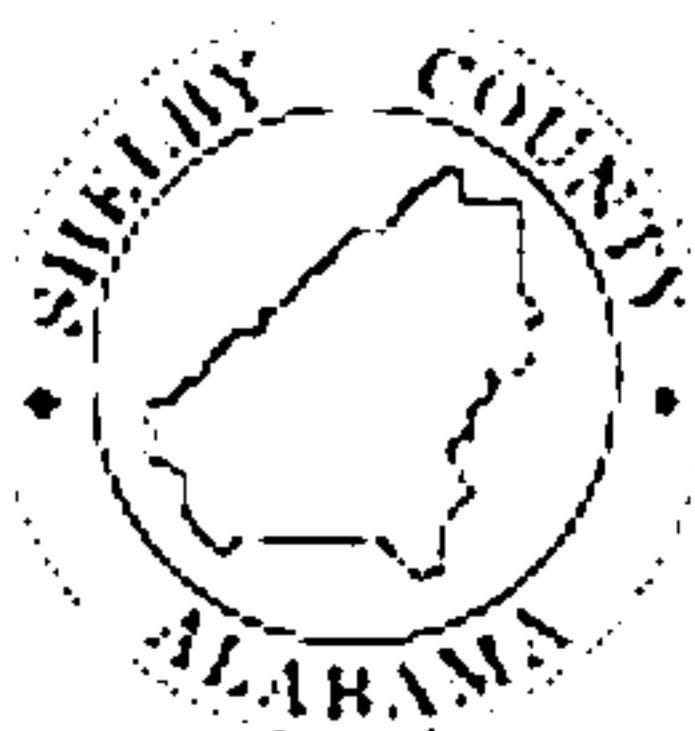
  
 BY: DENNIS PHALEN  
 ITS: TRUSTEE

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that YOLANDA PHALEN and DENNIS PHALEN, whose names as TRUSTEES OF THE YOLANDA PHALEN LIVING TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 31st day of July, 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  
 08/07/2019 01:34:17 PM  
 \$239.00 CATHY  
 20190807000284930

*Allen S. Bayl*