

SEND TAX NOTICE TO:  
Jennifer Gilliam  
296 Narrows Reach  
Birmingham, Alabama 35242

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

20190904000325840  
09/04/2019 01:36:14 PM  
DEEDS 1/3

## WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Seven Thousand Five Hundred dollars & no cents (\$167,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Margaret F. Morris, an unmarried woman and David Morris and Angela Morris, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Jennifer Gilliam** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 75, ACCORDING TO THE AMENDED PLAT OF FINAL RECORD PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27 PAGE 11A & 11B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN 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 INST. #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$77,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755; 1st amendment recorded as Inst. #2000-17136; and 2nd amendment recorded as Inst. #2000-36696 in the Probate Office of Shelby County Alabama; (5) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record;

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 109, Page 70 and Deed Book 145, Page 22;

Right of Way granted to Shelby County recorded in Map Book 95, Pages 515, 535 and 503;

Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 321, Page 610, Deed Book 324, Page 840 and Deed book 329, Page 430, in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns

WARRANTY DEED

CBT File #1907006

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this August 30, 2019 .

Angela Morris (Seal)  
Angela Morris

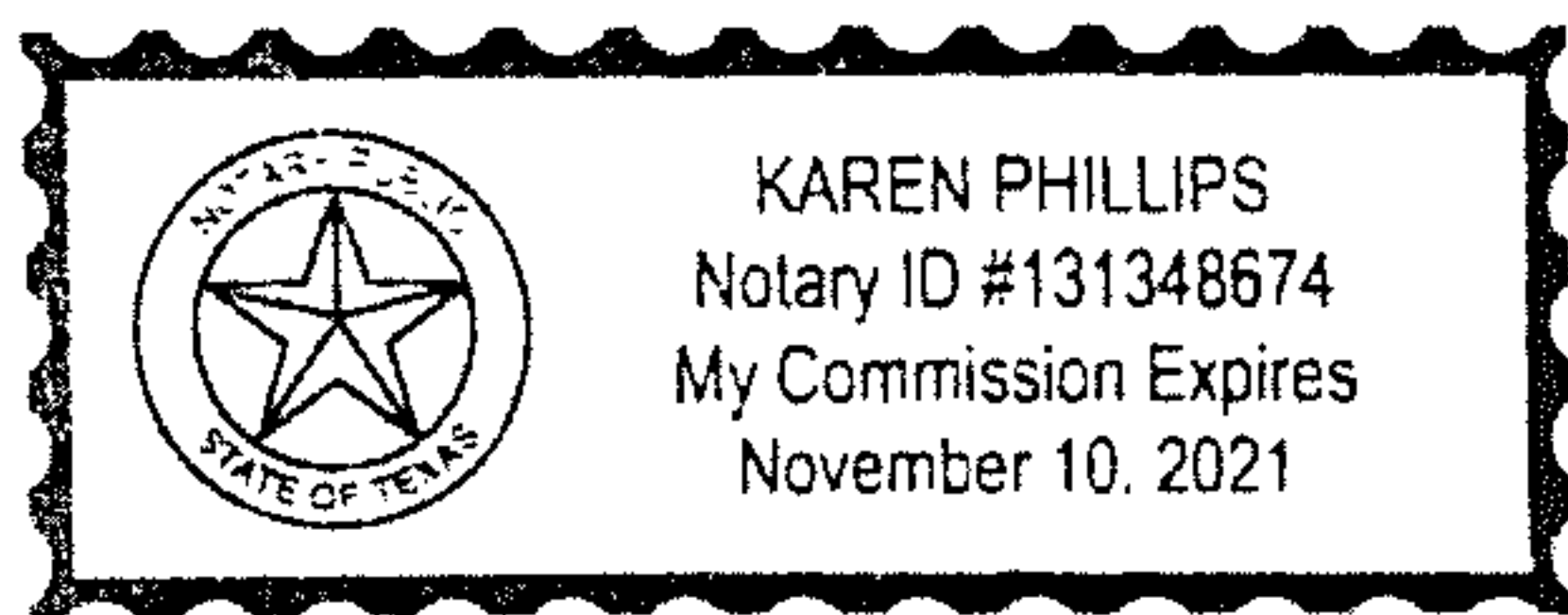
Margaret F. Morris aka Margaret Morris by David Morris, Agent (Seal)  
Margaret F. Morris aka Margaret Morris by David Morris, Agent  
David Morris (Seal)  
David Morris

STATE OF ALABAMA ~~TEXAS~~  
~~TARRANT~~  
JEFFERSON COUNTY

General Acknowledgement

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

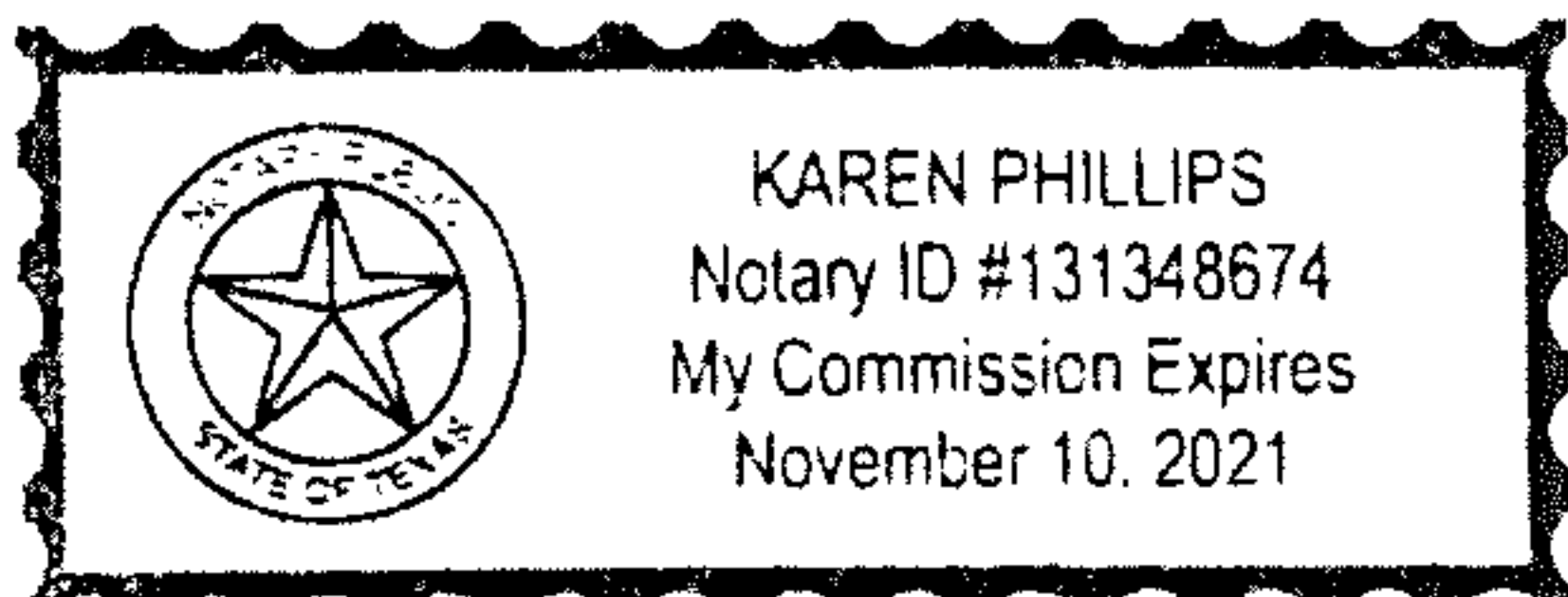
Given under my hand and official seal this 30th day of August, 2019



Karen Phillips  
Notary Public. KAREN PHILLIPS  
(Seal)  
My Commission Expires: 11/10/21

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that David Morris whose name as Agent act for Margaret F. Morris aka Margaret Morris, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.  
Given under my hand and seal on August 30, 2019.

Karen Phillips  
Notary Public KAREN PHILLIPS  
My commission expires: 11/10/21





Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Margaret F. Morris, David Morris and Angela Morris      Grantee's Name Jennifer Gilliam

Mailing Address 364 Jasmine Drive  
Madison, Alabama 35757  
Property Address 296 Narrows Reach  
Birmingham, Alabama 35242

Mailing Address 296 Narrows Reach  
Birmingham, Alabama 35242  
Date of Sale 08/30/2019

Total Purchase Price \$167,500.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_

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  
  X   Sales Contract  
\_\_\_\_\_ Closing Statement  
\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other \_\_\_\_\_

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 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 § 40-22-1 (h).

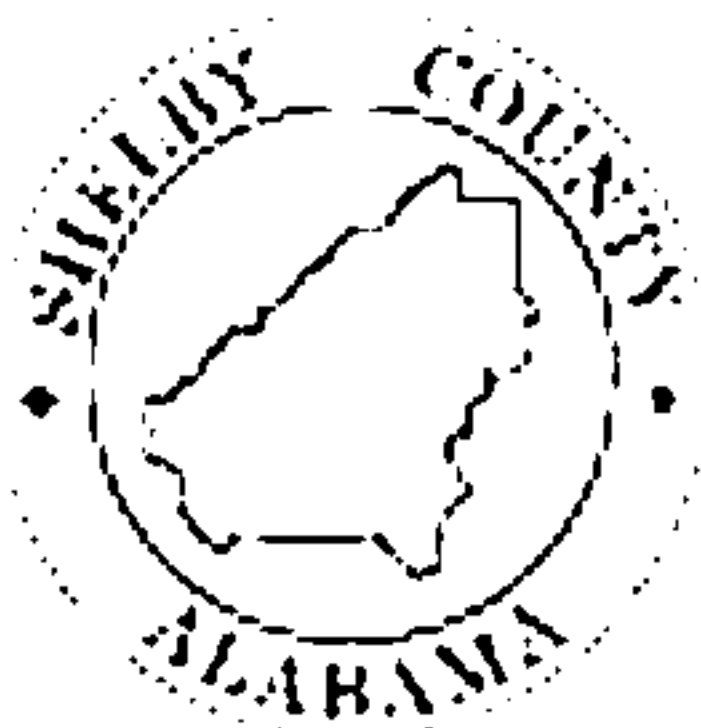
Date 8/30/19

Print Jennifer Gilliam

Unattested

B. B.  
(verified by)

Sign Jennifer Gilliam  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/04/2019 01:36:14 PM  
\$119.00 CHERRY  
20190904000325840

Allen S. Beal