

Send tax notice to:

Toni Ta Huffstutler
1016 Narrows Point Drive
Birmingham, AL 35242
CHL1900104

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Twenty Seven Thousand and 00/100 Dollars (\$227,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Timothy Ryan Benton and Ashlyn Benton, husband and wife, and Timothy Dewayne Benton, a married man**, whose mailing address is 210 Glen Eagles Drive, Dothan, AL 36305, (hereinafter referred to as "Grantor"), by **Toni Ta Huffstutler**, whose mailing address is 1016 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, the address of which is **1016 Narrows Point Drive, Birmingham, AL 35242**, to-wit:

Lot 37, according to the Final Plat of Narrows Point - Phase 5, as recorded in Map Book 35, at Page 90 A & B, in the Office of the Judge of Probate 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, as amended by instruments recorded as Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250, and Instrument No. 20030716000450980, and Instrument No. 20050831000450840, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

This is not the homestead of Timothy Dewayne Benton or his spouse.


SUBJECT TO:

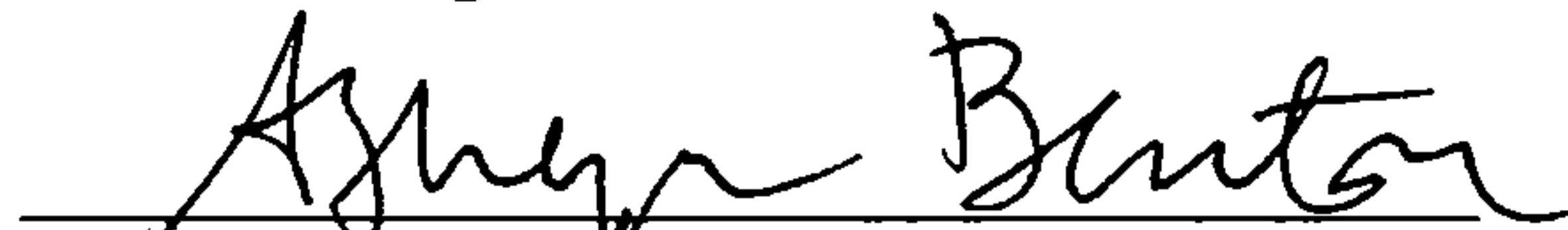
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 15th day of November, 2019.


Timothy Ryan Benton

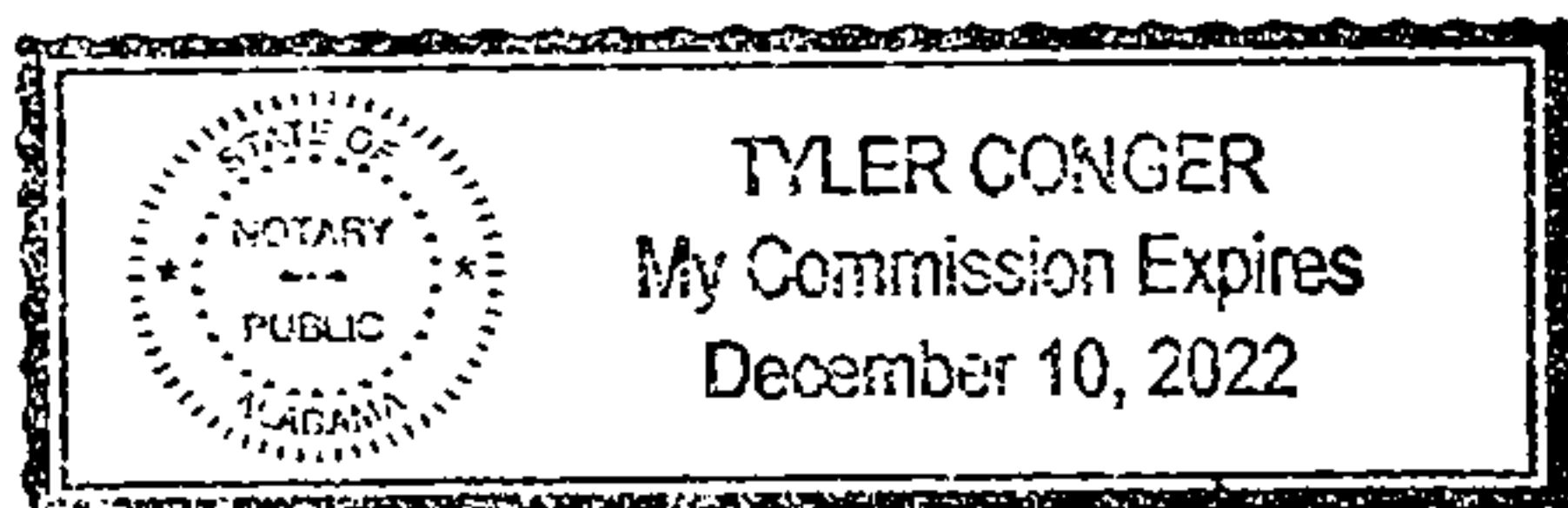

Ashlyn Benton



Timothy Dewayne Benton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Timothy Ryan Benton, Ashlyn Benton and Timothy Dewayne Benton**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15th day of November, 2019.




Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22

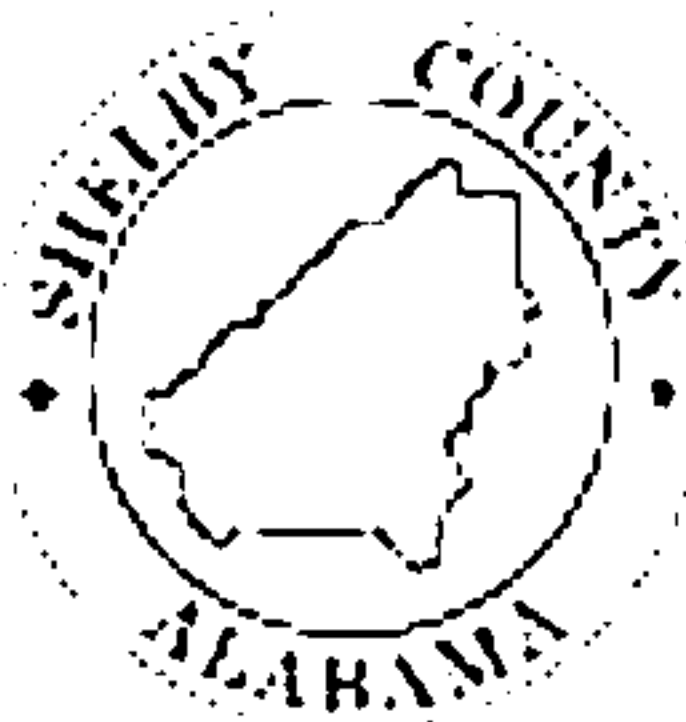
Escrow File No.: CHL1900104

EXHIBIT "A"

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TH



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2019 02:12:33 PM
\$255.00 CHERRY
20191120000432920

Allen S. Bayl