

20191204000448760

12/04/2019 02:16:53 PM

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

DEEDS 1/1

Send Tax Notice To:
Melinda Boothe Treubig

245 Narrows Point Lane
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety One Thousand Five Hundred Dollars and No Cents (\$191,500.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Catherine C. Morgan, an unmarried person, whose mailing address is:

245 Narrows Point Lane, Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Melinda Boothe Treubig, whose
mailing address is **245 Narrows Point Lane, Birmingham, AL 35242**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **245 Narrows Point Lane, Birmingham, AL 35242** to-wit:

LOT 104, ACCORDING TO THE FINAL PLAT OF NARROWS POINT-PHASE 3, AS RECORDED IN MAP BOOK 28, PAGE 120 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO THE USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

Subject to: All easements, restrictions and rights of way of record.

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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 27th day of November, 2019.


Catherine C. Morgan

State of Alabama
County of Shelby



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2019 02:16:53 PM
\$213.50 CHERRY
20191204000448760

Allen S. Bayl

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Catherine C. Morgan, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 27th day of November, 2019.


Notary Public, State of Alabama
Rosalie K. Doggett
Printed Name of Notary
My Commission Expires: January 31, 2021

