

Send tax notice to:  
JERRY G ARNOLD  
240 NARROWS 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  
Shelby COUNTY

2020063T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PEGGY P. BATES, A SINGLE INDIVIDUAL** whose mailing address is: 701 Park Ridge Cir Vestavia AL 35242 (hereinafter referred to as "Grantors") by **JERRY G ARNOLD and SYLVIA S ARNOLD** whose property address is: **240 NARROWS DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 9, according to the Final Record Plat of Narrows Peak Sector, as recorded in Map Book 30, page 37 A & B, in the Probate Office 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 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 "Declaration").**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Record Plat of Narrows Peak Sector, as recorded in Map Book 30, page 37 A & B, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Declaration of Covenants recorded in Instrument #2000-9755; Instrument #2000-17136; Instrument #2000-36696; Instrument #2001-38328; Instrument #20020905000424180 and Instrument #20021017000508250, in the Probate Office of Shelby County, Alabama.
5. Assignment of Developer's Rights and Obligations for the Narrows, recorded in Instrument #2000-40514.

**\$110,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

Peggy P Bates is the surviving grantee of that certain deed recorded in Instrument #20170816000296420, Shelby County, AL Probate Office; the other grantee, Donald L. Bates having died on or about the 11<sup>th</sup> day of June, 2019.

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 17 day of February, 2020.

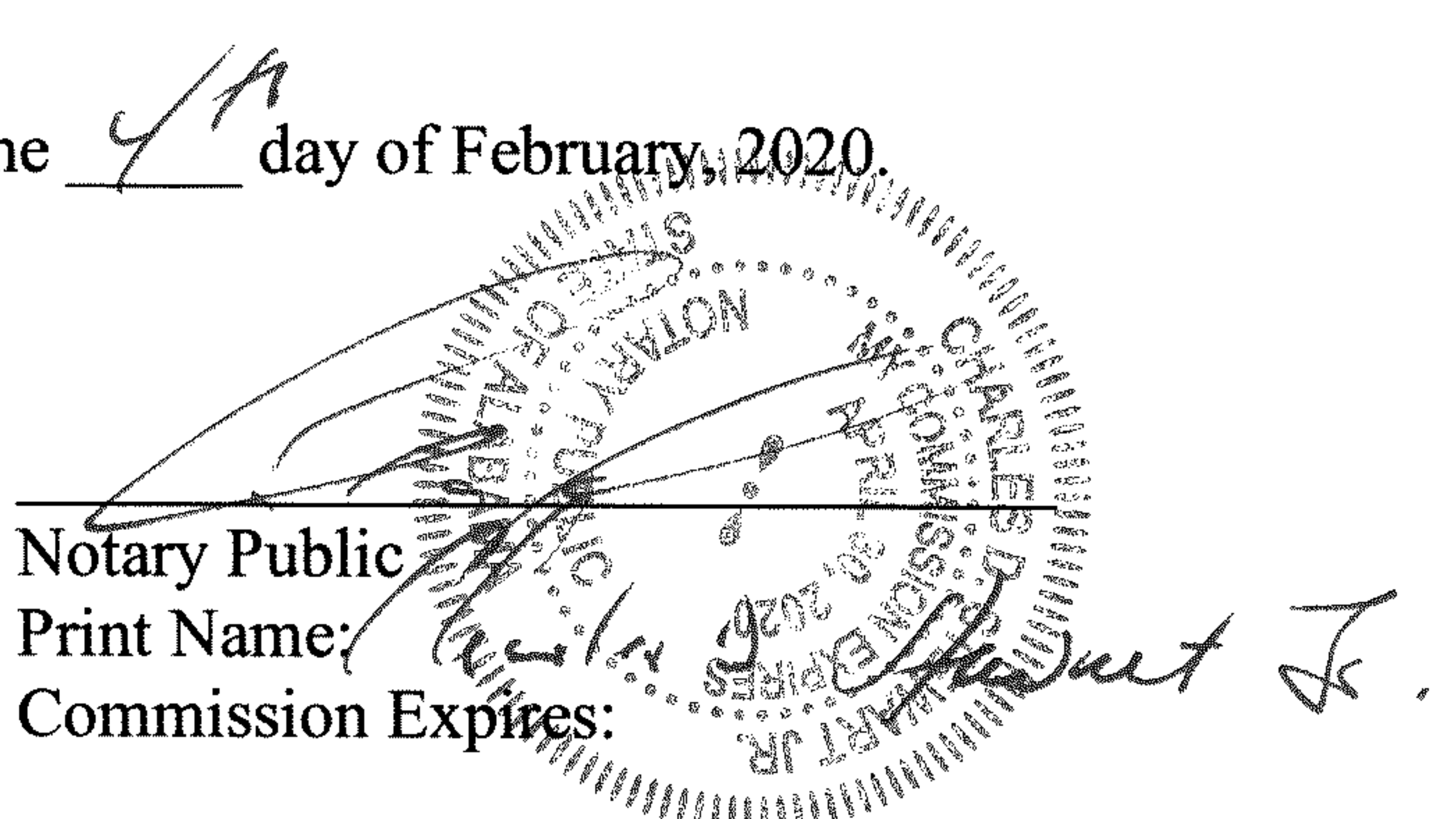
*Peggy P. Bates*  
PEGGY P. BATES

STATE OF ALABAMA  
COUNTY OF SHELBY

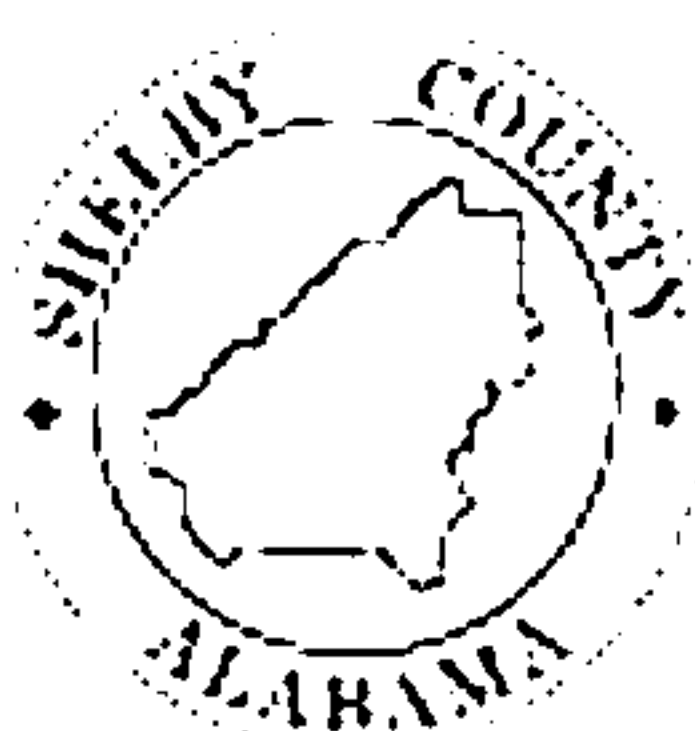
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PEGGY P. BATES whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they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

Given under my hand and official seal this the 17 day of February, 2020.

Notary Public  
Print Name:  
Commission Expires:



*2-20-20*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/06/2020 08:25:19 AM  
\$160.00 CATHY  
20200206000049600

*Alvin S. Bayl*