

Send tax notice to:

Lisa M. Smith
2029 Narrows Point Cv
Birmingham, AL 35242
TVL2000066

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 Thirty Nine Thousand and 00/100 Dollars (\$239,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, Joyce L. Lewis and Jesse A. Lewis, as Trustees, or their successors in trust, under the Joyce L. Lewis Revocable Living Trust, dated June 28, 2000, whose mailing address is:

25300 Perdido Blvd Unit 708, Orange Beach, AL 36756
(hereinafter referred to as "Grantor"), by Lisa M. Smith (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 83, according to the Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31, Page 105 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 Instrument No. 2000-9755 as amended by instruments recorded in Instrument No. 2000-17138; Instrument No. 2000-36696; Instrument No. 2001-38328; Instrument No. 2002-42418 and Instrument No. 2002-50825 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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.

\$227,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

Joyce L. Lewis
Joyce L. Lewis, as Trustees, under the Joyce L. Lewis
Revocable Living Trust, dated June 28, 2000

Jesse A. Lewis
Jesse A. Lewis, as Trustees, under the Joyce L. Lewis
Revocable Living Trust, dated June 28, 2000

Sworn to and subscribed before me on this 21st day of February, 2020.

Marialeen Frances Ellis
Notary Public



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 21 day of Feb, 2020.

Joyce L. Lewis
Joyce L. Lewis, as Trustee, under the
Joyce L. Lewis Revocable Living Trust,
dated June 28, 2000

Joyce L. Lewis and Jesse A. Lewis
Joyce L. Lewis and Jesse A. Lewis, as
Trustees, or their successors in trust, under
the Joyce L. Lewis Revocable Living Trust,
dated June 28, 2000

STATE OF ~~ALABAMA~~
COUNTY OF ~~BALDWIN~~

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce L. Lewis and Jesse A. Lewis, as Trustees, or their successors in trust, under the Joyce L. Lewis Revocable Living Trust, dated June 28, 2000, 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 21 day of February, 2020

Mariellen Frances Ellis
Notary Public
Print Name: Mariellen Frances Ellis
Commission Expires: 6/17/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2020 01:48:34 PM
\$40.00 MISTI
20200225000074020

Allie S. Boyd