

20200924000431400
09/24/2020 03:55:17 PM
DEEDS 1/2

Send tax notice to:

212 Narrows Point Circle
Birmingham, AL 35242

CHL2000352

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 Sixty Thousand and 00/100 Dollars (\$260,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Julian L. Davis and Deborah W. Davis, Husband and Wife**, whose mailing address is:

213 Woodbury Dr, Sterrett, AL 35147 (hereinafter referred to as "Grantors"), by **John W. Cobb and N. Carolyn Cobb** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 23, according to the Survey of Narrows Point, as recorded in Map Book 26, page 81 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive 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:

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

OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Julian L. Davis and Deborah W. Davis have hereunto set their signature(s) and seal(s) on September 18, 2020.


Julian L. Davis


Deborah W. Davis

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julian L. Davis and Deborah W. Davis, 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.

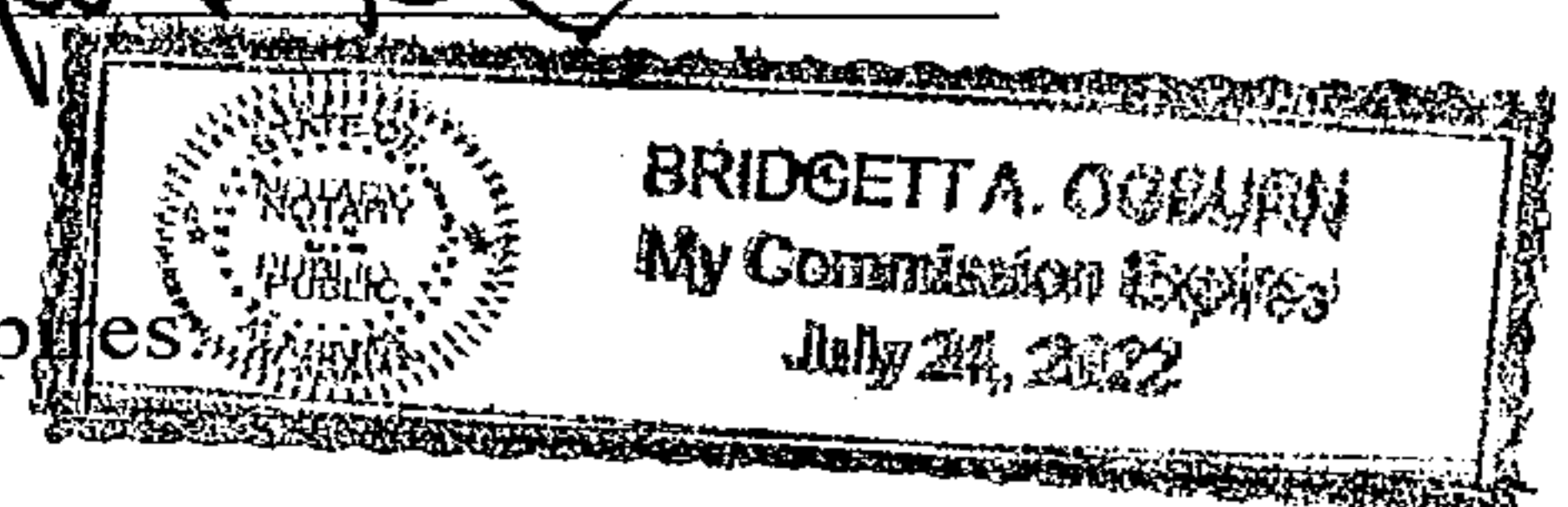
Given under my hand and official seal this the 18th day of September, 2020.

(NOTARIAL SEAL)


Notary Public

Print Name:

Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2020 03:55:17 PM
\$285.00 CHARITY
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