

20201117000525880

11/17/2020 02:42:08 PM

DEEDS 1/2

20-5219

Send tax notice to: John Roper, Jr., 138 Narrows Creek Drive, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Rocky Ridge Road, Suite 160

Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ninety Thousand Dollars and No/100 (\$290,000) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Glenn Putterie and Amanda Putterie, a husband and wife, whose mailing address is:

11460 Chelsea Road, Chelsea, AL 35043
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

John Roper, Jr., whose mailing address is:

138 Narrows Creek Drive, 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: 138 Narrows Creek Drive, Birmingham, AL 35242, to-wit**

Lot 8, according to the Amended Final record Plat of Narrows Creek, as recorded in Map Book 27, Page 81, 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 as Inst. # 2000-9755 as amended by Instruments recorded as Inst. # 2000-17136 and Inst. # 2000-36696, all recorded in the Probate Office of Shelby County, Alabama.

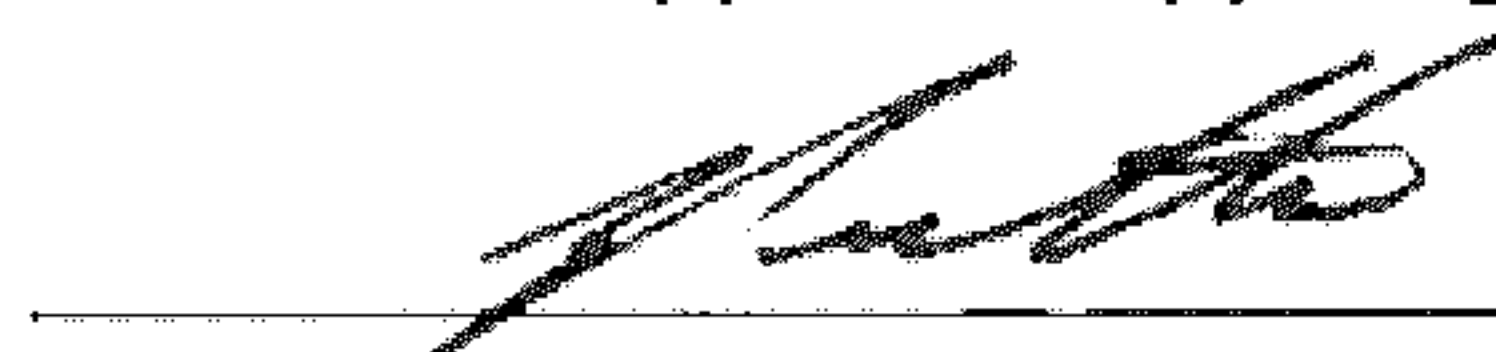
Subject to: All easements, restrictions and rights of way of record.

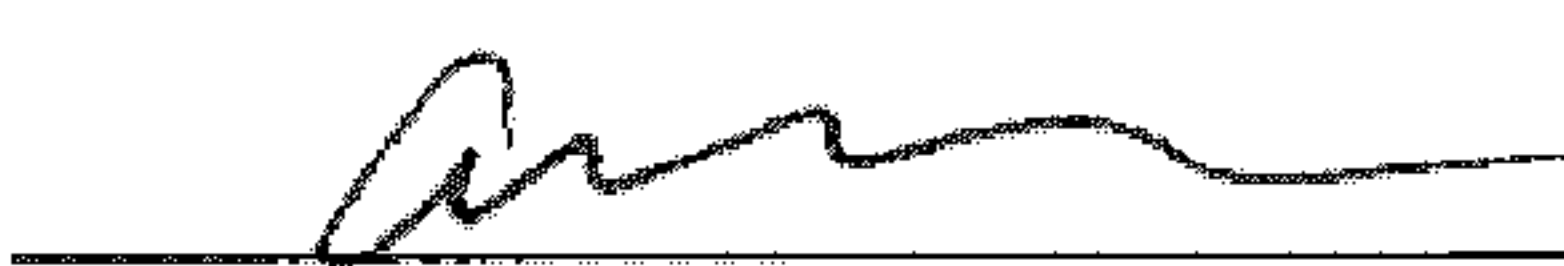
\$232,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 16 day of November 2020.


Glenn Putterie


Amanda Putterie

STATE OF ALABAMA
COUNTY OF JEFFERSON

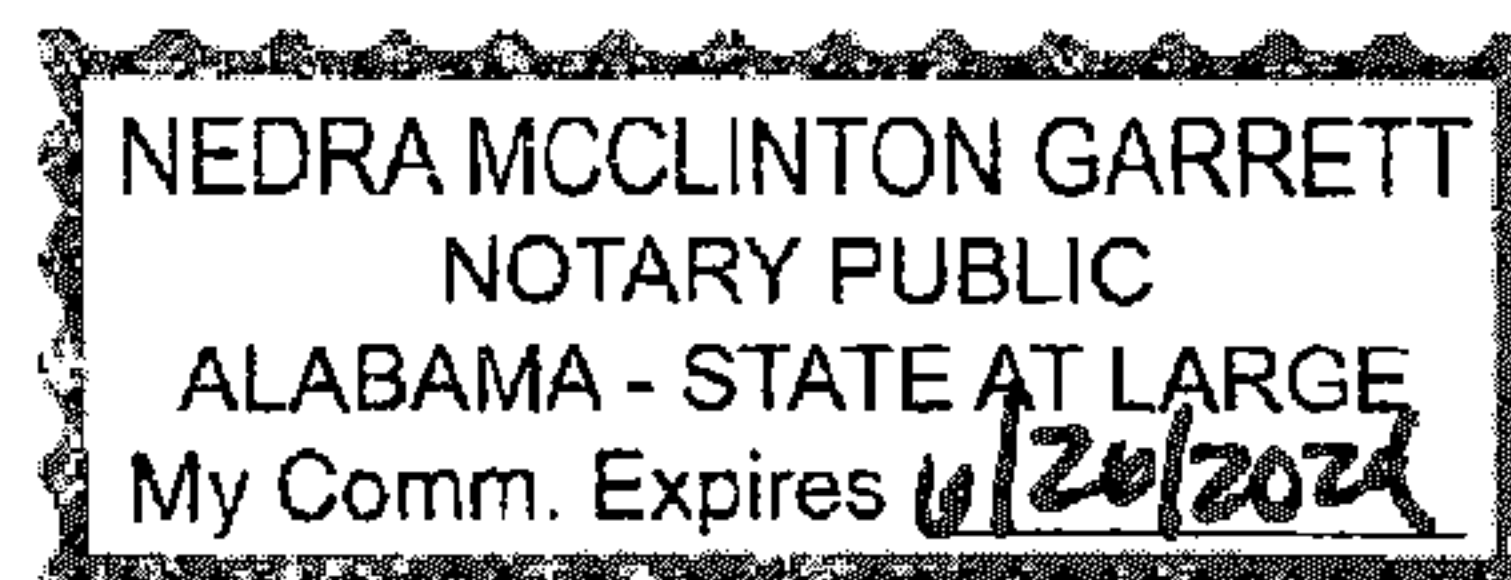
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Glenn Putterie and Amanda Putterie, husband and wife**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of November 2020.



NOTARY PUBLIC

My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2020 02:42:08 PM
\$83.00 CHERRY
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