

20201201000546470
12/01/2020 09:48:13 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Grant Rockett
2011 Narrows Point Cove
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Four Thousand Four Hundred dollars & no cents (\$234,400.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Estate of Donald Raymond David, Sr., deceased, Case No. PR-2020-000917, Shelby County, Alabama** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Grant Rockett** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 87, 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 INST. #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:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 31, Page 105.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #2000-9755; Instrument #2000-17136; Instrument #2000-36696; Instrument #2001-38328; Instrument #20020905000424180; Instrument #20021017000508250; and Instrument #20030716000450980 in the Probate Office of Shelby County, Alabama.

The right of interested parties to file claims against the Estate of Donald Raymond David, Sr., deceased, Case No. PR-2020-000917, Shelby County, Alabama for a period of 6 months from date of Letters of Testamentary issuance. Said date being: May 17, 2021.

Assignment of Developers' Rights and Obligations for The Narrows as recorded by Instrument Number 2000-40514 in the Probate Office.

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.

WARRANTY DEED
CBT File #2011048

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this November 25, 2020 .

Estate of Donald Raymond David, Sr., deceased, Case No. PR-2020-000917, Shelby County, Alabama

Celeste David (Seal)

Celeste David, Personal Representative

David Darnell David (Seal)

David Darnell David, Personal Representative

Darrell

STATE OF ALABAMA

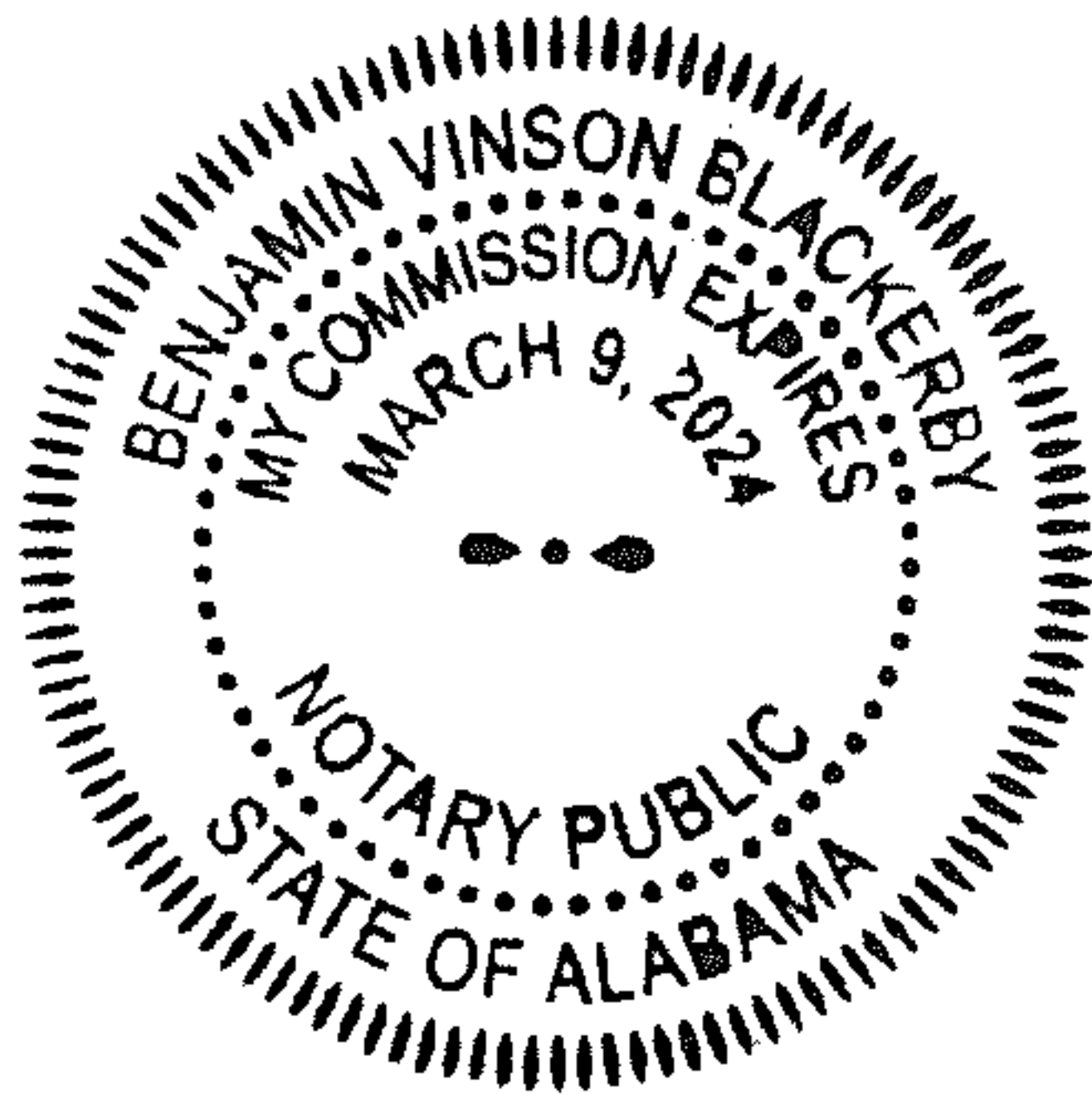
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Celeste David and David Darnell David, whose names are signed as Personal Representative of the Estate of Donald Raymond David, Sr. , deceased, Probate Case #PR-2020-000917, Shelby County, Alabama, who is known to me, acknowledged before me this date that, being informed of the conveyance, they, in their capacity as such Personal Representatives, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on November 25, 2020.

[Signature]
Notary Public

My commission expires: 3-9-24



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Estate of Donald Raymond David, Sr., deceased, Case No. PR-2020-000917, Shelby County, Alabama Grantee's Name Grant Rockett

Mailing Address 2033 Brae Trail Birmingham, Alabama 35242 Property Address 2011 Narrows Point Cove Birmingham, Alabama 35242

Mailing Address 2011 Narrows Point Cove Birmingham, Alabama 35242 Date of Sale 11/25/2020

Total Purchase Price \$234,400.00 or Actual Value or Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale Sales Contract Closing Statement Appraisal Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

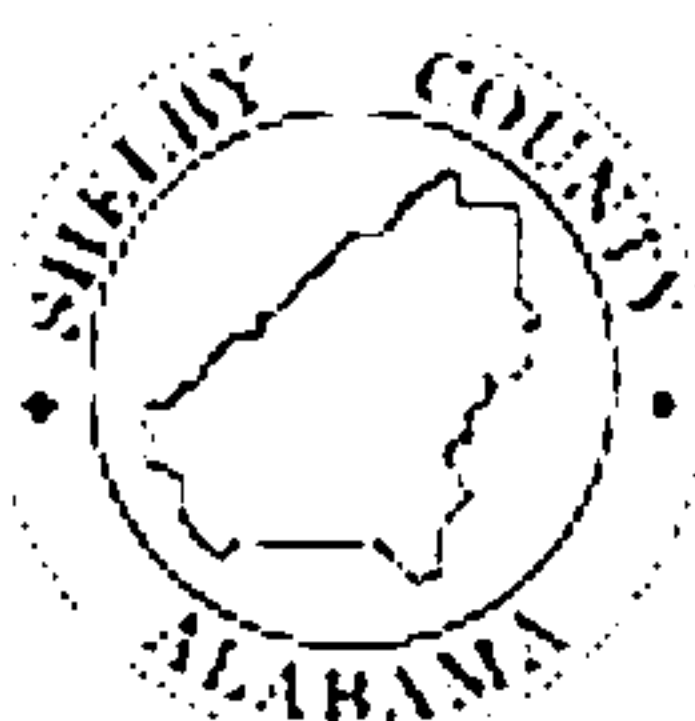
Date 11/25/2020

Print Grant Rockett

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 12/01/2020 09:48:13 AM \$263.50 MIST1 20201201000546470

Allie S. Boyd