

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Thanh Le  
2030 Narrows Point Cove  
Birmingham, AL 35242

## GENERAL WARRANTY DEED

20201214000572030  
12/14/2020 10:59:01 AM  
DEEDS 1/2

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Nine Thousand Dollars and No Cents (\$229,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Joel W. Pate, a married man, whose mailing address is:

805 Mountain View Dr. Wilsonview AL 35186

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Thanh Le, whose mailing address is:

2030 Narrows Point Cove Birmingham AL 35242

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 32, 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 in Instrument No. 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: All easements, restrictions and rights of way of record.

The above described property is not the homestead of the grantor herein, nor his spouse, as referenced in Code Section 6-10-2.

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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 9th day of December, 2020.

  
\_\_\_\_\_  
Joel W. Pate

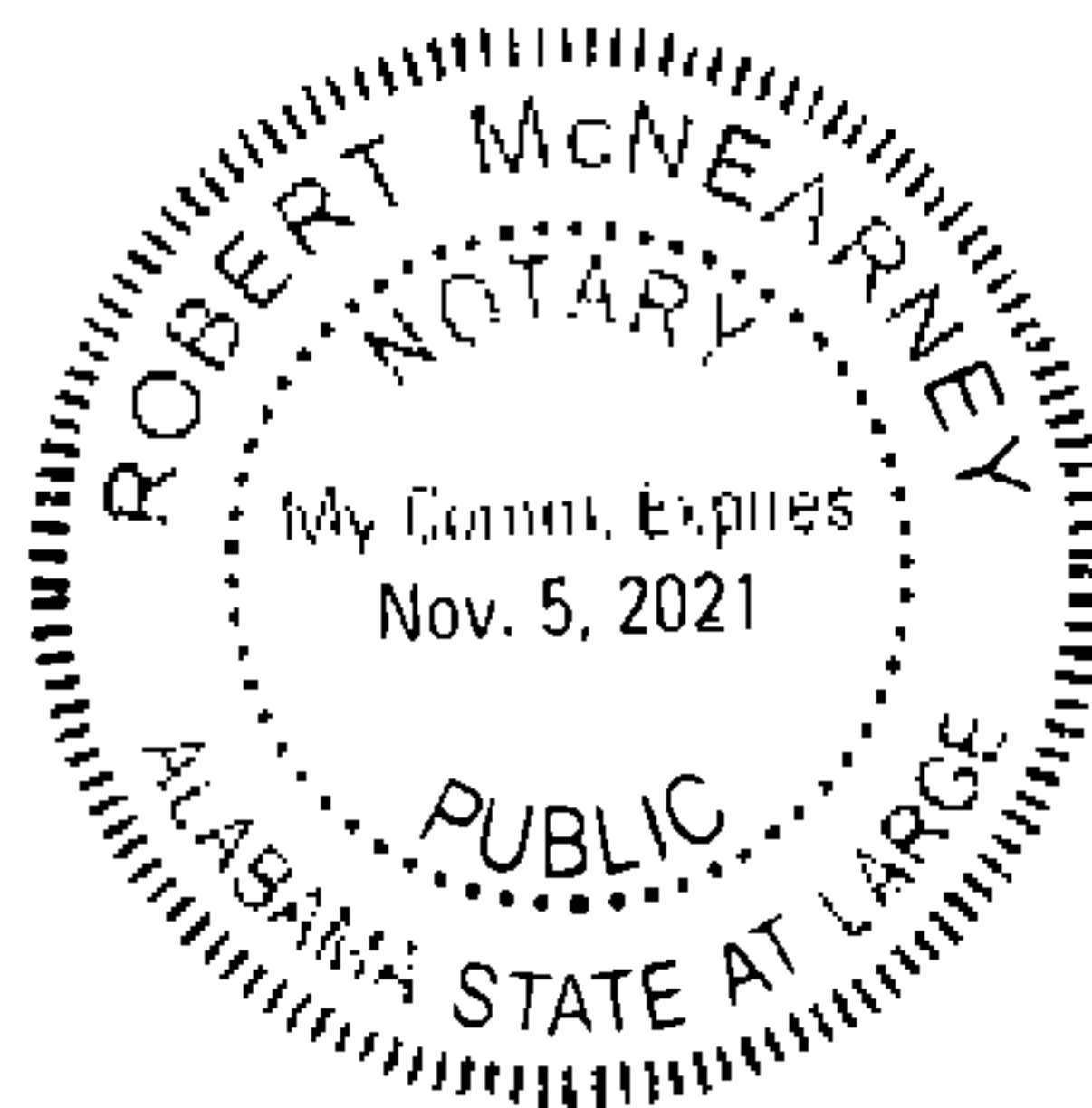
State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Joel W. Pate, a married man is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of December, 2020.

  
\_\_\_\_\_  
Notary Public, State of Alabama

Printed Name of Notary \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/14/2020 10:59:01 AM  
\$254.00 JESSICA  
20201214000572030

