

Send tax notice to:
GEORGE ASH and NANCY ASH
257 NARROWS DRIVE
BIRMINGHAM, AL 35242

20210305000112790
03/05/2021 03:45:10 PM
DEEDS 1/3

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred One Thousand and 00/100 (\$301,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **STEPHEN PATRICK THOMPSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF CARL GENE THOMPSON, DECEASED, PROBATE CASE NO. PR-2020-001013, SHELBY COUNTY, ALABAMA** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **GEORGE ASH and NANCY ASH**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 104, ACCORDING TO THE AMENDED MAP OF FINAL RECORD PLAT OF NARROWS PEAK SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 125 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE 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; FIRST AMENDMENT RECORDED IN INSTRUMENT 2000-17136; SECOND AMENDMENT RECORDED IN INSTRUMENT 2000-36696; ASSIGNMENT OF DEVELOPERS RIGHTS AND OBLIGATIONS FOR THE NARROWS, RECORDED IN INSTRUMENT 2000-40514, THIRD AMENDMENT RECORDED IN INSTRUMENT 2001-38328; FOURTH AMENDMENT RECORDED IN INSTRUMENT 20020905000424180; FIFTH AMENDMENT RECORDED IN INSTRUMENT 200201017000508250, SIXTH AMENDMENT AS RECORDED IN INSTRUMENT 20030716000450980, SEVENTH AMENDMENT RECORDED IN INSTRUMENT 20050831000450840, EIGHTH AMENDMENT RECORDED IN INSTRUMENT 20061031000537350, NINTH AMENDMENT RECORDED IN INSTRUMENT 20061211000599540, TENTH AMENDMENT RECORDED IN INSTRUMENT 20070607000266840, ELEVENTH AMENDMENT RECORDED IN INSTRUMENT 20080711000280890, ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE ("DECLARATION").

THIS IS BEING DONE PURSUANT TO COURT ORDER IN CASE NO. PR-2020-001013, DATED FEBRUARY 17, 2021.

CARL G. THOMPSON WAS THE SURVIVING GRANTEE OF WARRANTY DEED RECORDED IN INSTRUMENT 20140422000117610 AS SHARON E. THOMPSON DIED ON 11/15/2020.

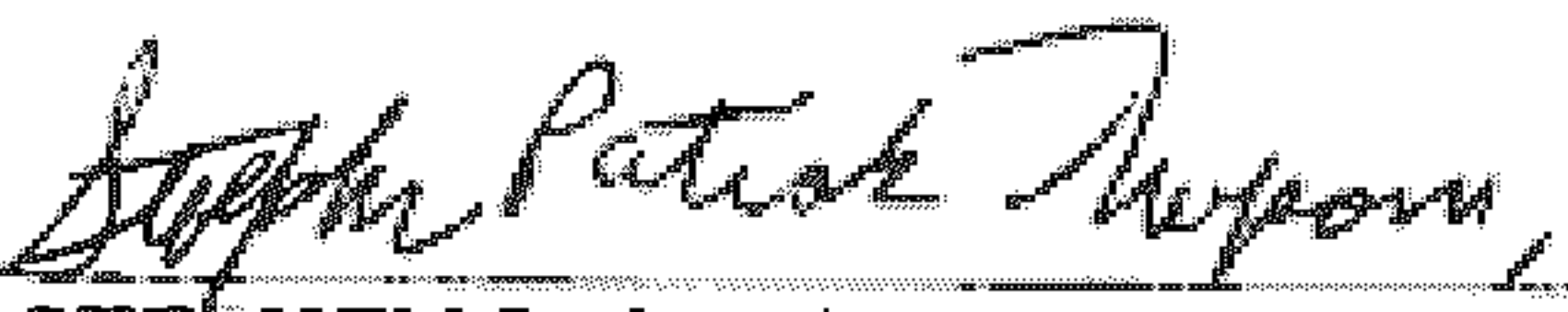
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 2ND day of MARCH, 2021.


STEPHEN PATRICK THOMPSON, PERSONAL
REPRESENTATIVE OF THE ESTATE OF CARL
GENE THOMPSON, DECEASED, PROBATE CASE
NO. PR-2020-001013, SHELBY COUNTY,
ALABAMA

STATE OF ALABAMA
COUNTY OF JEFFERSON

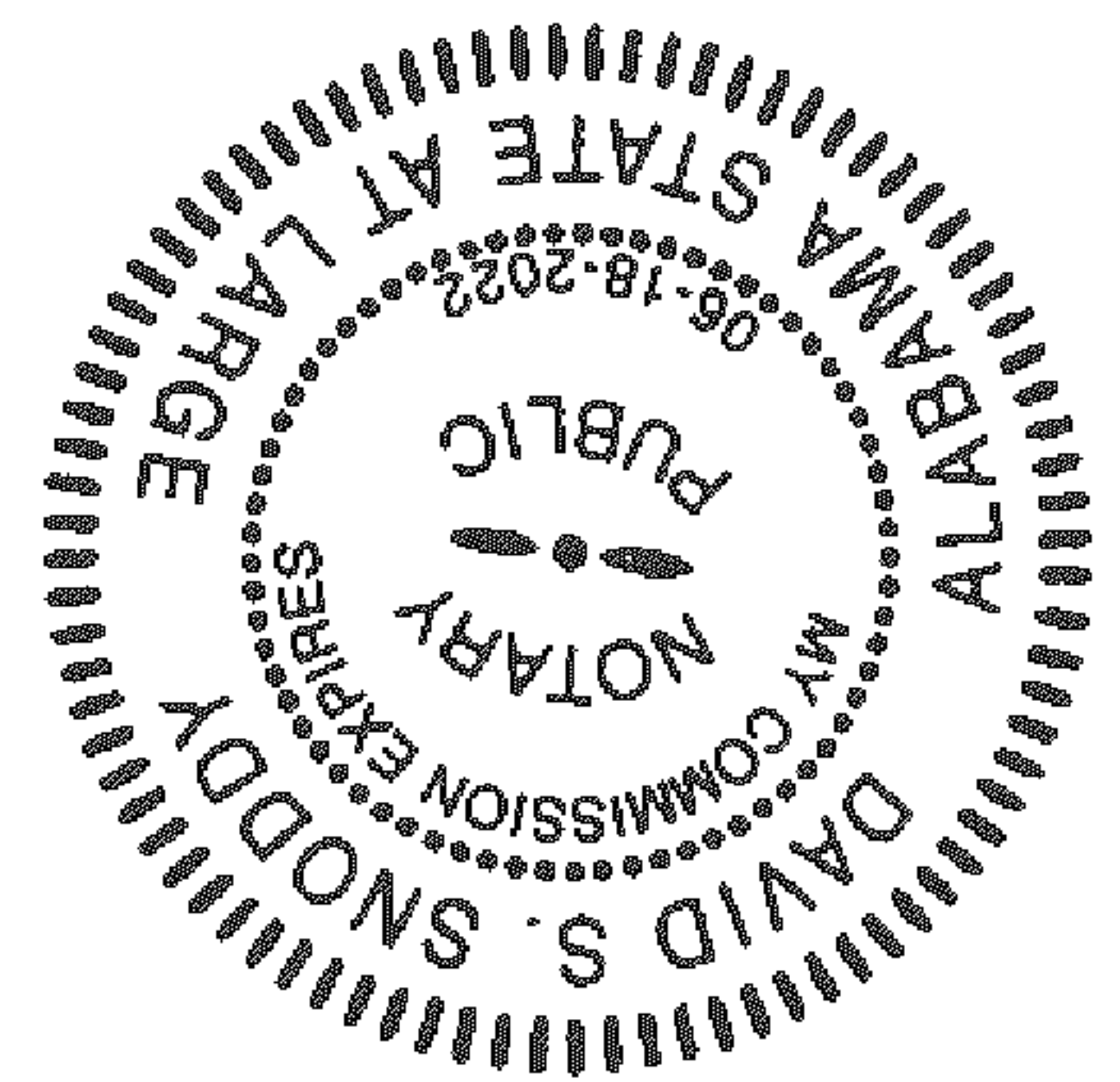
I, the undersigned, a Notary Public in and for said State and County, hereby certify that STEPHEN PATRICK THOMPSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF CARL GENE THOMPSON, DECEASED, PROBATE CASE NO. PR-2020-001013, SHELBY COUNTY, ALABAMA is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity of Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2ND day of MARCH, 2021.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ESTATE OF CARL GENE THOMPSON
 Mailing Address: 1038 River Highlands
Circle, Hoover, AL
35244

Property Address 257 NARROWS DRIVE
 BIRMINGHAM, AL 35242

Grantee's Name GEORGE ASH
 Mailing Address: 257 NARROWS DRIVE
 BIRMINGHAM, AL 35242

Date of Sale: MARCH 2, 2021
 Total Purchaser Price \$301,000.00

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 of 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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 40-22-1 (h).

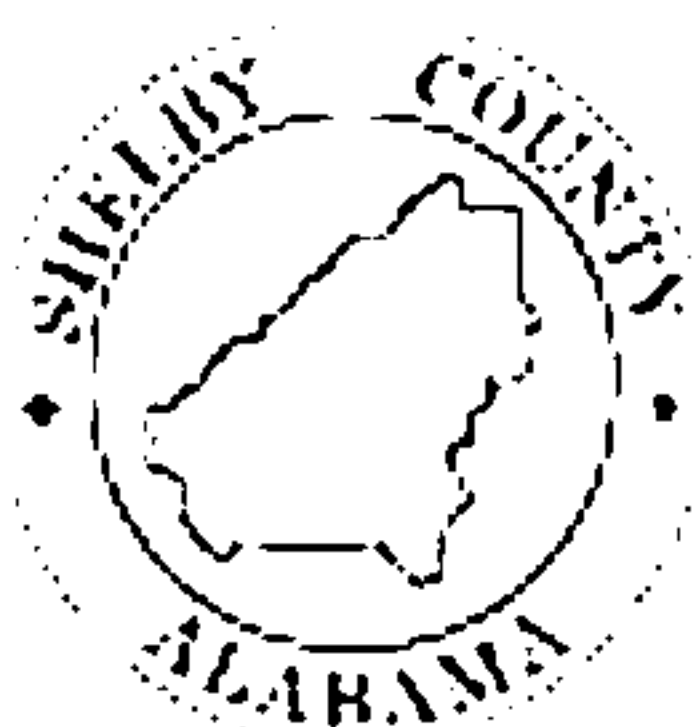
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date _____

Print Stephen Patrick Thompson

____ Unattested _____
 (verified by)

Sign Stephen Patrick Thompson
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2021 03:45:10 PM
 \$329.00 MISTI
 20210305000112790

Alicia S. Bayl