

Send tax notice to:
KATHRYN DAMRON
1314 NARROWS POINT BEND
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2021649T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PATRICIA M NICHOLSON**, single and **PATRICIA LYNN NICHOLSON**, single whose mailing address is: 3008 Regent Park Circle Bham AL 35242 (hereinafter referred to as "Grantors") by **KATHRYN DAMRON** whose property address is: **1314 NARROWS POINT BEND, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the map and survey of the Final Plat of Narrows Point - Phase 5, as recorded in Map Book 35, page 90 A & B 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 Instrument. #2000-9755 and Instrument #2000-17136; Instrument #2000-36696; Instrument #2001-38328; Instrument #20020905000424180; Instrument #20021017000508250 and Instrument #20030716000450980 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:



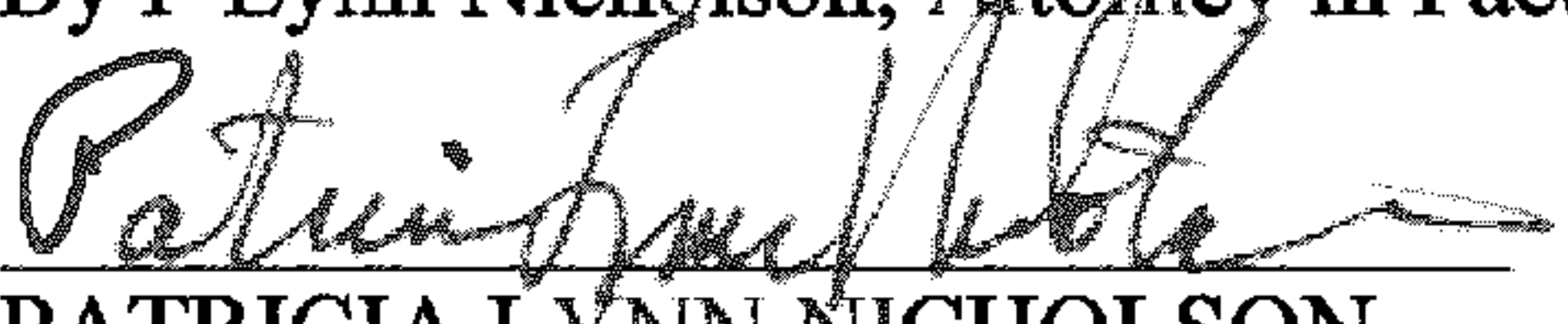
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of the Final Plat of Narrows Point - Phase 5, as recorded in Map Book 35, page 90 A & B in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, Conditions and Restrictions recorded as Instrument. #2000-9755 and Instrument #2000-17136; Instrument #2000-36696; Instrument #2001-38328; Instrument #20020905000424180; Instrument #20021017000508250 and Instrument #20030716000450980 in the Probate Office of Shelby County, Alabama .
5. Right of way in favor of Shelby County recorded in Book 95, page 515 and Book 95, page 535.
6. Right of way in favor of South Central Bell recorded in Book 324, page 840 and Book 321, page 610.
7. Right of way in favor of the State of Alabama recorded in Book 296, page 441.
8. Assignment of Developers Rights recorded in Instrument #2000-40514.
9. Natural Gas Supply Agreement recorded in Instrument #2000-1818.
10. Restrictive Covenants and grant of land easement to Alabama Power Company recorded in Instrument #20040910000506070.
11. Transmission line permits in favor of Alabama Power Company recorded in Book 103, page 154; Book 123, page 420 and Book 102, page 181.

\$212,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31 day of August, 2021.

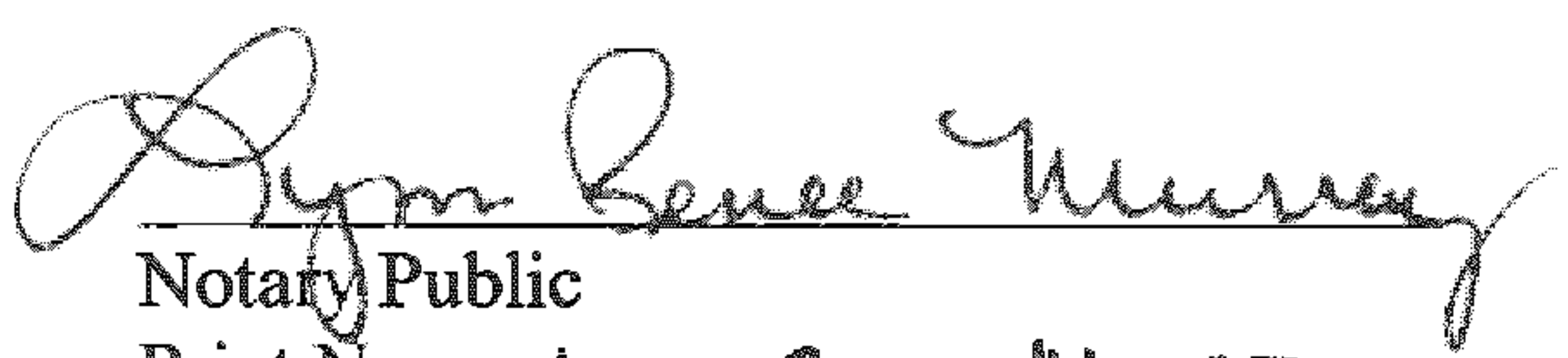


PATRICIA M NICHOLSON
By P Lynn Nicholson, Attorney in Fact

PATRICIA LYNN NICHOLSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICIA LYNN NICHOLSON 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.

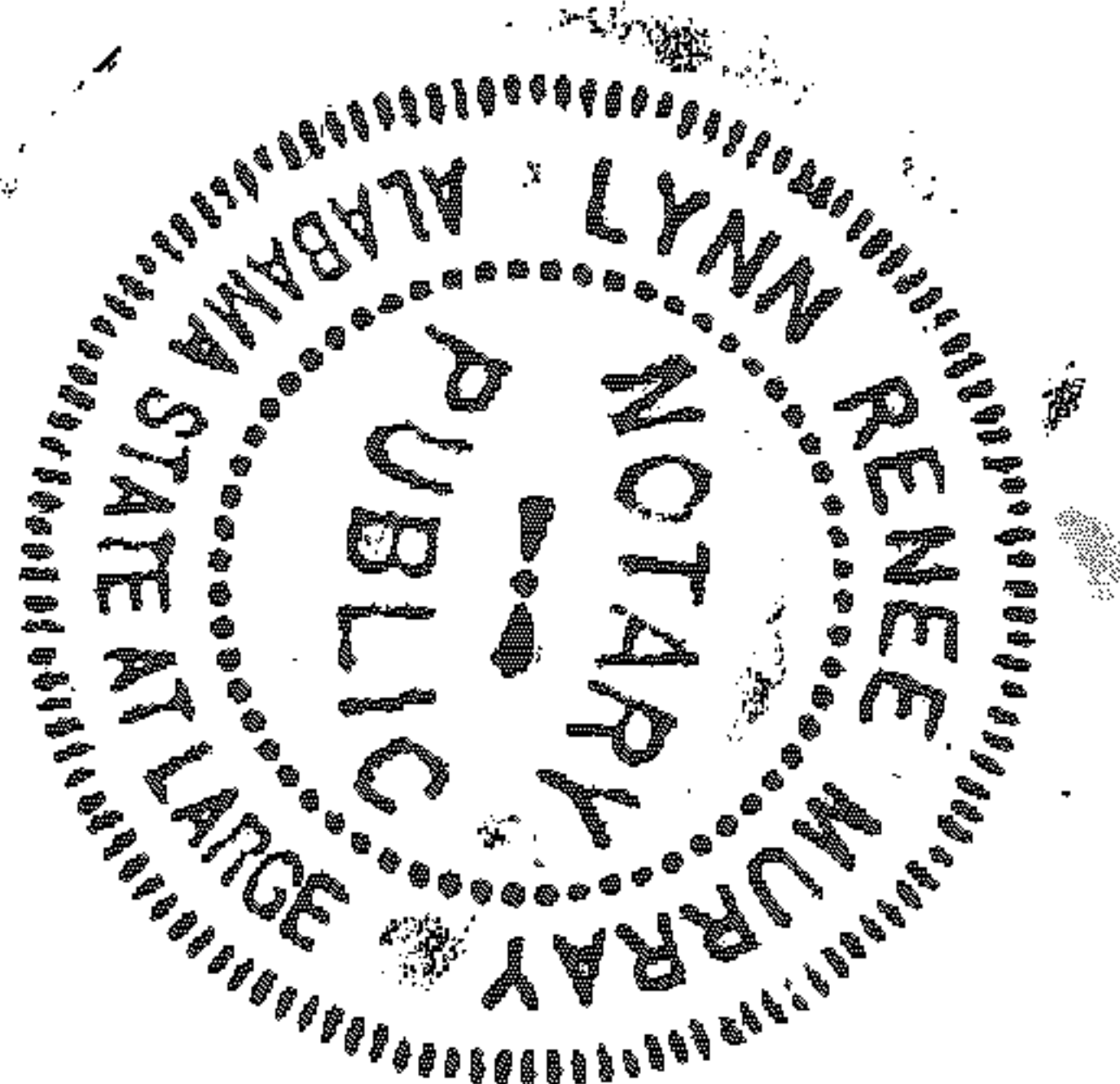
Given under my hand and official seal this the 31st day of August, 2021.

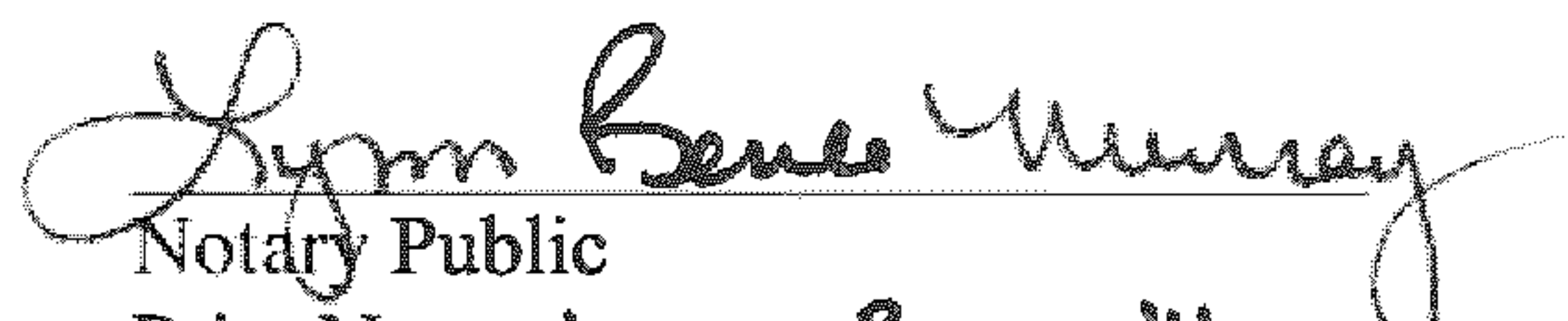



Notary Public
Print Name: Lynn Renee Murray
Commission Expires: My Commission Expires October 11, 2023

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that P Lynn Nicholson, whose name as Agent and Attorney in Fact for Patricia M Nicholson, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Patricia M Nicholson on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2021.




Notary Public
Print Name: Lynn Renee Murray
Commission Expires: My Commission Expires October 11, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2021 12:27:22 PM
\$78.00 CHERRY
20210901000427100

Allen S. Boyd