


SEND TAX NOTICE TO
Shawna T. Procter
525 Reach Drive
Birmingham, AL 35242


20210908000436830 1/3 \$125.50
Shelby Cnty Judge of Probate, AL
09/08/2021 10:44:52 AM FILED/CERT

This instrument was prepared by:
Wendy Hartley Gregerson, Attorney
5501 Highway 280, Suite 301
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollar (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Shawna T. Procter**, an unmarried woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shawna T. Procter** and **Tonia Phoenix**, a single woman, (herein referred to as Grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

525 Reach Drive
Birmingham, AL 35242

More particularly described as follows:

Lot 19, according to the Final Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A & 58B, 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 Instr. # 2000-9755 in the Probate of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2003 and all subsequent years thereafter; (2) Fire district assessments for 2003 and subsequent years not yet due and payable; (3) Mineral and mining rights not owned by Grantor; (4) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755, Instrument #2000-17136, Instrument #2000-36696; Instrument #2001-38328; Instrument #20020905000424180; and Instrument #20021017000508250 in the Probate Office of Shelby County, Alabama; (5) Easement to Alagasco as shown by instrument recorded in Instrument No. 2000-1818; (6) Restrictions, limitations, conditions and other provisions as set out in Map Book 28, Page 120; (7) Easement as shown by Map Book 30, Page 37, (8) Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 109, Page 70, Deed Book 145, Page 22, Deed Book 103, Page 154, Deed Book 123, Page 420 and Deed Book 102, Page 181; and (9) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

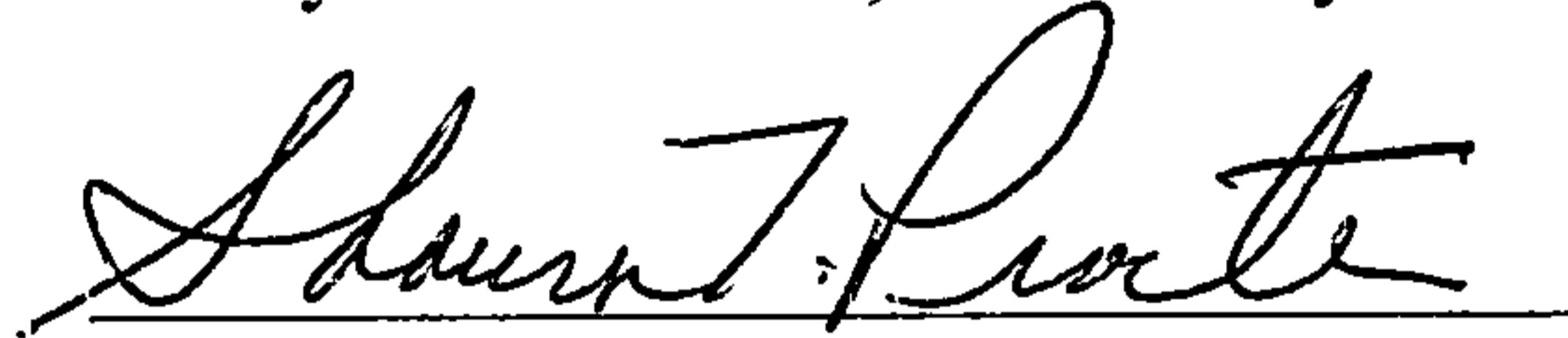
Shelby County, AL 09/08/2021
State of Alabama
Deed Tax: \$97.50

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for themselves and for their successors and assigns, that Grantor shall not be liable for and Grantees hereby waive and release Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damages or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the property as a result of any past, present or future soil, surface and/or subsurface conditions (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor; provided, however, that this paragraph is inapplicable to soil, surface and/or subsurface conditions resulting from or arising out of the respective development or construction activities of Developer, as defined in the Declaration, or Grantor.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

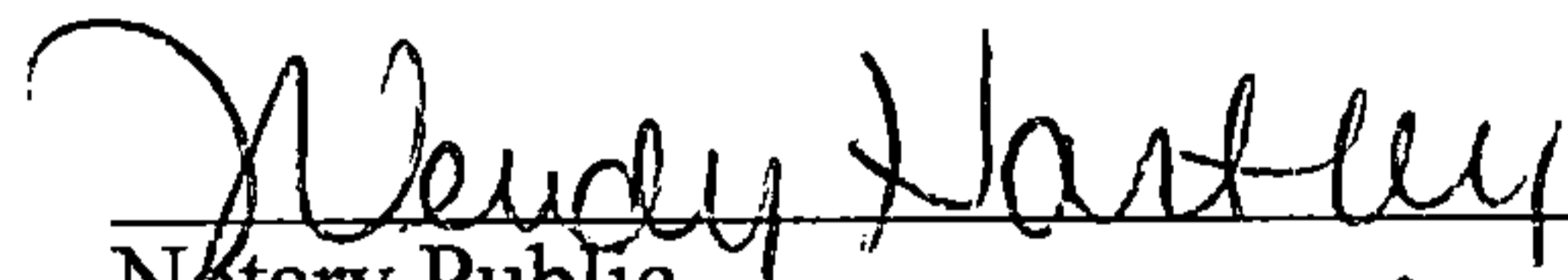
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of August, 2021.


Shawna T. Procter

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shawna T. Procter, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2021.


Notary Public
My Commission Expires: 3/12/22



20210908000436830 2/3 \$125.50
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Real Estate Sales Validation Form

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

Grantor's Name Shawna Teryl Procter
 Mailing Address 525 Reach Drive
Birmingham AL
35242

Grantee's Name Shawna Teryl Procter
 Mailing Address Tonia Phoenix
525 Reach Drive
Birmingham AL 35242

Property Address 525 Reach Drive
Birmingham AL
35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 194,800.00

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 1/2 Interest
 Other \$97,400.00

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 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 § 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 9/8/21

Print Shawna Teryl Procter

Unattested

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)