

**SEND TAX NOTICE TO:**  
**Seth C. Steele**  
**785 Reach Crest**  
**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 **One Hundred Ninety Five Thousand dollars & no cents (\$195,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Cathy Krum, a married woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Seth C. Steele** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 71, ACCORDING TO THE FINAL PLAT OF NARROWS REACH PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 58 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE 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 NO. 2000-09755, AS AMENDED BY INSTRUMENT RECORDED AS INSTRUMENT NO. 2000-17136, INSTRUMENT NO. 2000-36696, INSTRUMENT NO. 2001-38328, INSTRUMENT NO. 20020905000424180, INSTRUMENT NO. 20021017000508250, AND INSTRUMENT NO. 20030716000450980, AND INSTRUMENT NO. 20050831000450840, ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").**

\$175,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

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

Mineral and mining rights, if any.

All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 30, Pages 58 A & B.

The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 2000-09755, as amended by Instruments recorded in Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250 and Instrument No. 20030716000450980, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

A nonexclusive easement to use the Common Areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions, and Restrictions recorded in Instrument #2000-09755, as amended by Instruments recorded in Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250 and Instrument No. 20030716000450980, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Assignment of Developer's Rights and Obligations for The Narrows as recorded by Instrument #2000-40514.

Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book

109, Page 70, and Deed Book 145, Page 22.

Easement to Alabama Gas Corporation as shown by instrument recorded in Instrument #2000-1818.

Restrictive Covenants and Grant of Land Easement to Alabama Power Company in Instrument #20040910000506370.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **September 24, 2021** .

Cathy Krum (Seal)  
Cathy Krum

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

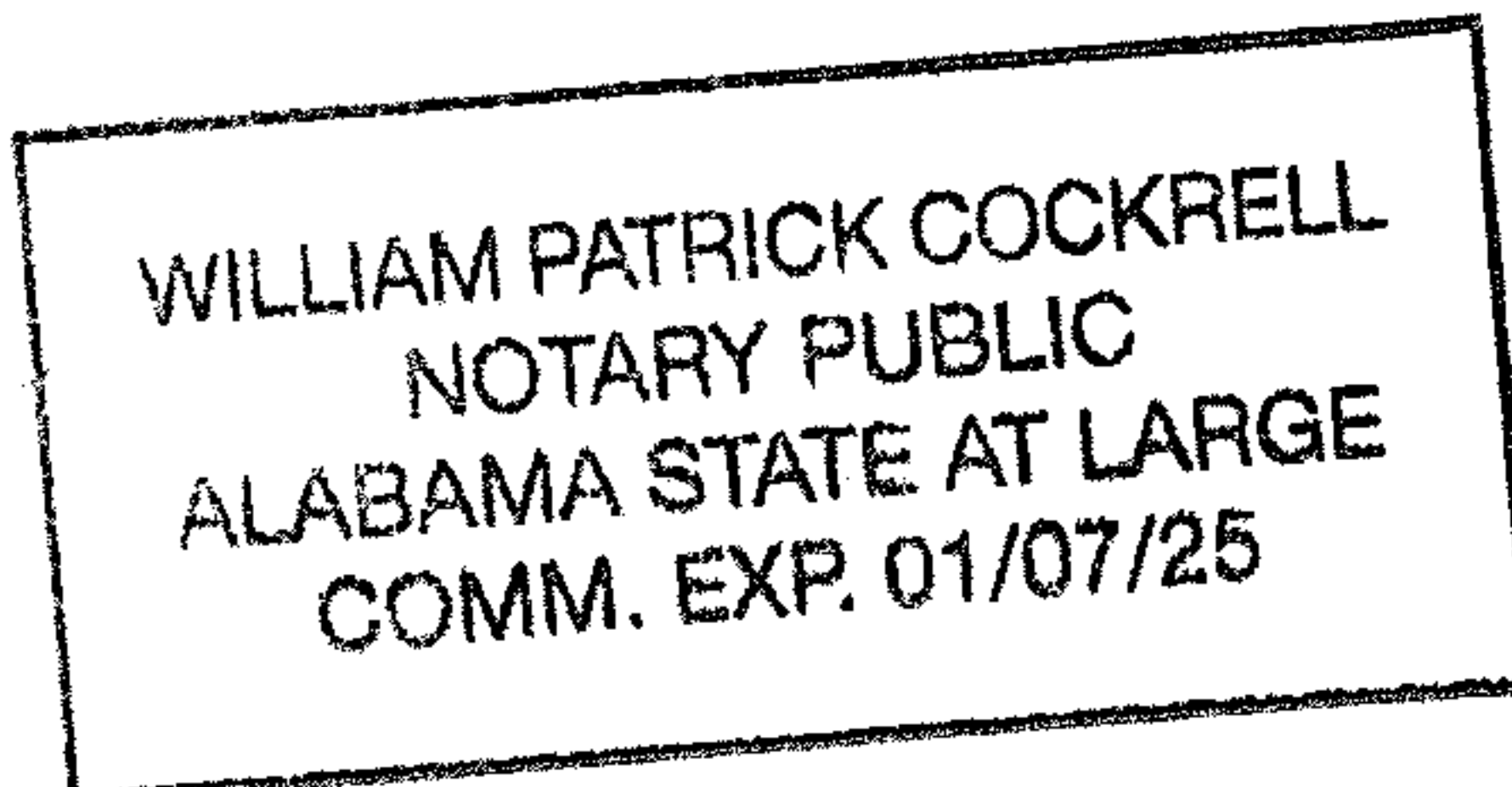
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cathy Krum, a married woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2021

William Cockrell  
Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_



### 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 Cathy Krum  
Mailing Address 3401 Autumn Haze Lne  
Birmingham, Alabama 35242  
Property Address 785 Reach Crest  
Birmingham, Alabama 35242

Grantee's Name Seth C. Steele  
Mailing Address 785 Reach Crest  
Birmingham, Alabama 35242  
Date of Sale 09/24/2021  
Total Purchase Price \$195,000.00  
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 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 responsibility 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 9/24/21

William Patrick Coole  
Print Seth C. Steele

Unattested  
\_\_\_\_\_  
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/30/2021 01:10:29 PM  
\$47.50 JOANN  
20210930000478110

Allie S. Boyd