

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Eighty-Two Thousand Nine Hundred Fifty and no/100ths Dollars (\$282,958.00) and other good and valuable consideration to the undersigned Grantor, Eric R. Ross and wife, Grace Lee Ann Ross (Grantor) in hand paid by David Wilkinson and wife, Kimberly Wilkinson, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto David Wilkinson and wife, Kimberly Wilkinson hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Final Plat of Narrows Point-Phase 5, recorded in Map Book 35, Page 90A & 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 Inst. #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:

1. Ad Valorem taxes, easements and restrictions of record;
2. Fire district assessment for 2021 and subsequent years no 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, Instrument #20021017000508250; and Instrument #20030716000450980 in the Probate Office of Shelby County, Alabama;
5. All Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.

\$268,802.00 of the consideration was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantors hereby covenants with the said Grantees and its purchasers or assigns, that Grantors is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantors will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantors.

Given under our hand and seal this 5th day of Nov., 2021.


Eric Ross


Grace Lee Ann Ross

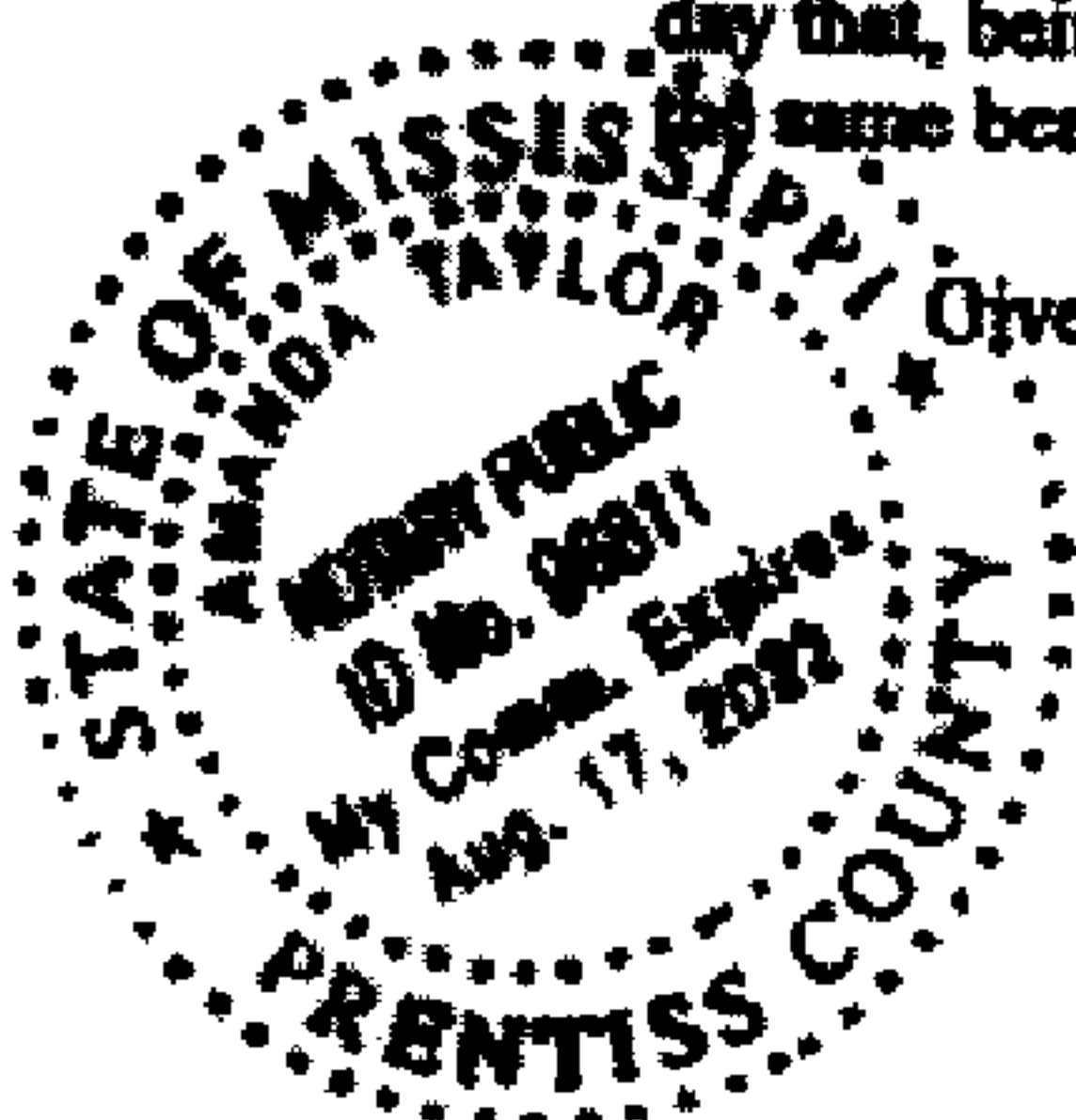
STATE OF MISSISSIPPI
COUNTY OF Prentiss

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Eric R. Ross who 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 seal this 5th day of November, 2021.


Notary Public

My Commission Expires:

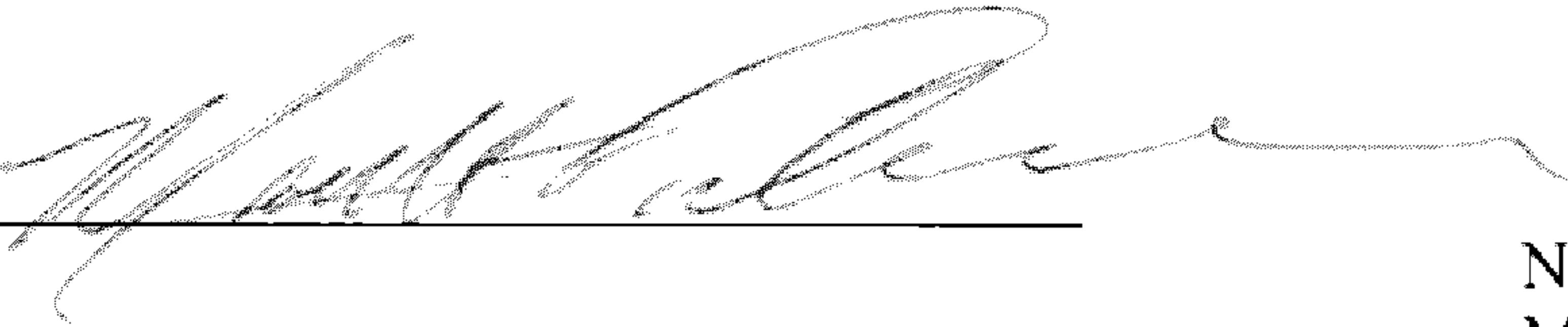


STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Grace Lee Ann Ross** who 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 seal this 5th day of November, 2021.



Notary Public

My Commission Expires: 3-10-2025

Prepared By:

Mark A. Pickens, Attorney at Law

Mark A. Pickens, P. C.

Post Office Box 26101

Birmingham, AL 35260

MAP# 21-0163



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Eric R. Ross</u>	Grantee's Name	<u>David Wilkinson</u>
Mailing Address	<u>Grace Lee Ann Ross</u>	Mailing Address	<u>Kimberly Wilkinson</u>
	<u>964 Narrows Point Drive</u>		<u>964 Narrows Point Drive</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>964 Narrows Point Drive</u>	Date of Sale	<u>11/05/2021</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 282,950.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 11/5/21

Print

MARK A. RILEY

Unattested

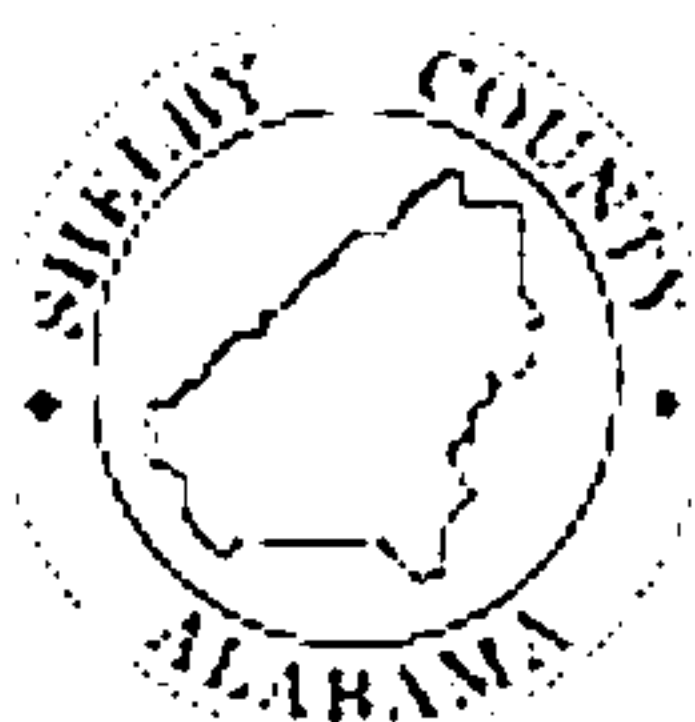
Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/09/2021 09:59:27 AM
 \$42.50 KIMBERLY
 20211109000541570

Allen S. Bayl