

20220304000092140
03/04/2022 01:24:51 PM
DEEDS 1/2

Send tax notice to:

JOSEPH KIRK CUEVAS
531 CASTLEBRIDGE LANE
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

2022040

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN L GWIN and RENEE GWIN, HUSBAND AND WIFE** whose mailing address is: P.O. Box 3386 Gulf Shores Alabama 36547 (hereinafter referred to as "Grantors") by **JOSEPH KIRK CUEVAS and ALICIA ELAINE CUEVAS** whose property address is: **305 NARROWS DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 92, according to the Amended Map of Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, pages 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 and 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").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. No further subdivision of lots as restricted by recorded map.
5. 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").

20220304000092140 03/04/2022 01:24:51 PM DEEDS 2/2

6. Easement to Alagasco, as recorded in Instrument 2000-1818, in the Probate Office of Shelby County, Alabama.
7. Release of Damages as recorded in Instrument 200209050000424190; Instrument 20030325000178200 and Instrument 20040423000211900, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants to Alabama Power Company recorded in Instrument 20040910000506370, in the Probate Office of Shelby County, Alabama.
9. Memorandum of Sewer Service Regarding The Narrows Residential Sectors with Double Oak Water Reclamation LLC, as recorded in Instrument 20121102000422250, in the Probate Office of Shelby County, Alabama.

\$247,500.00 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 2 day of March, 2022.

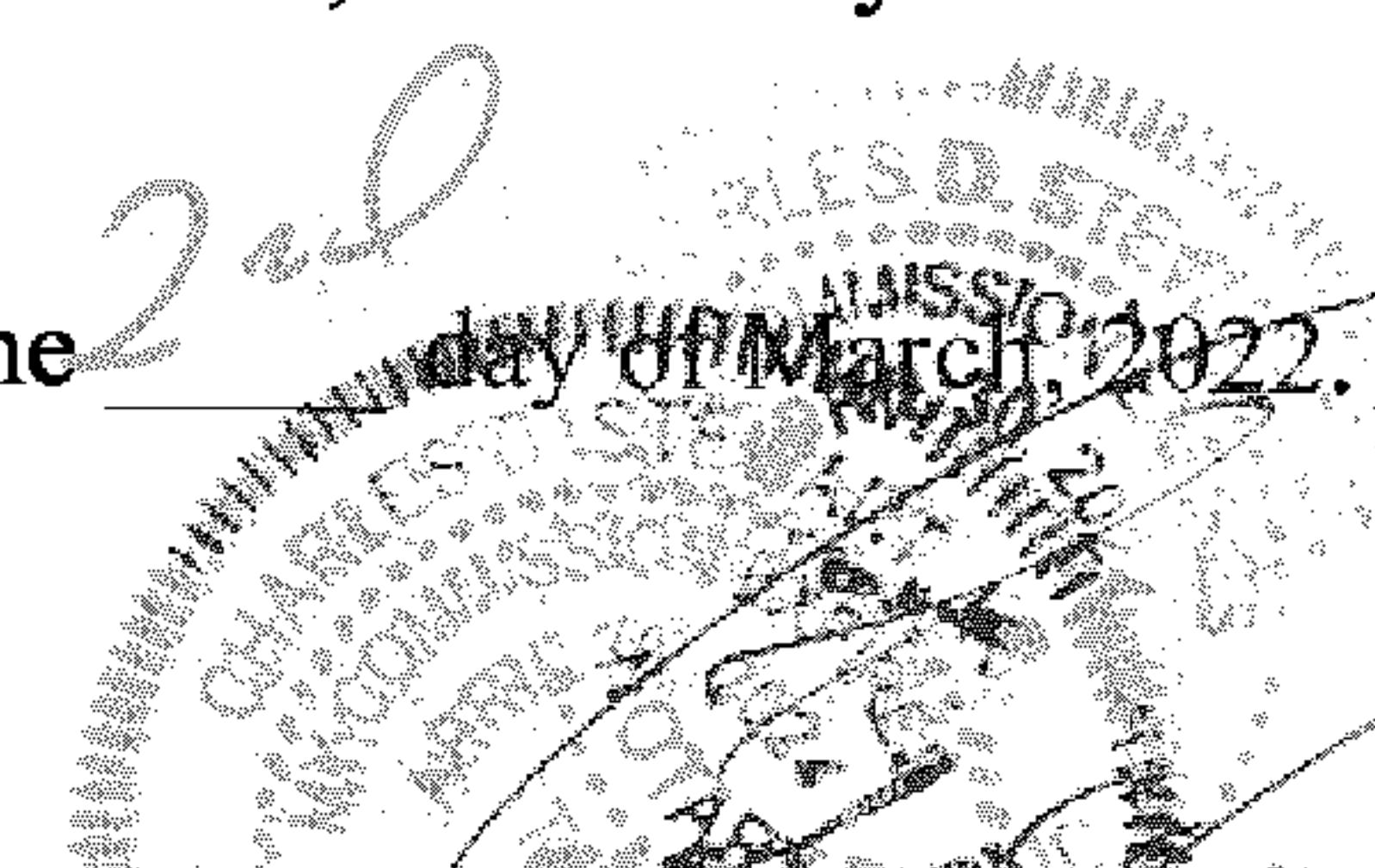

JOHN L GWIN

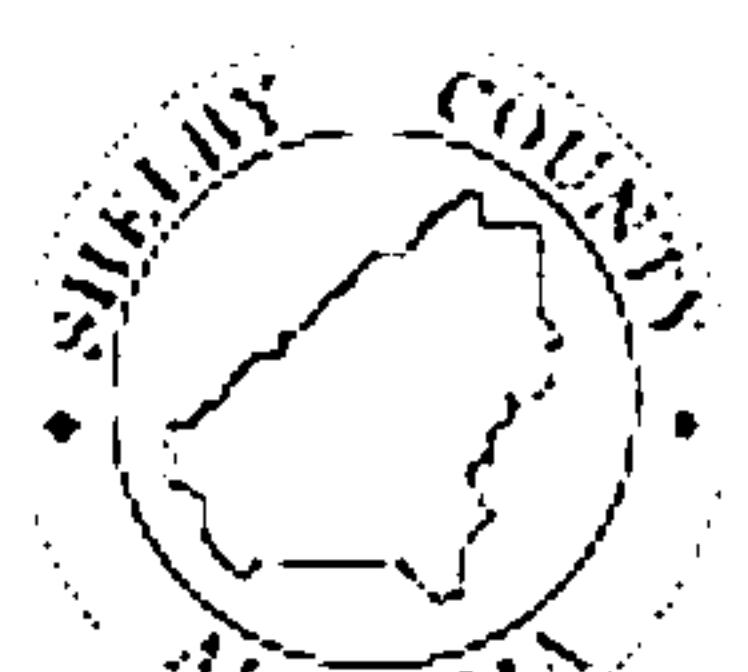

RENEE GWIN

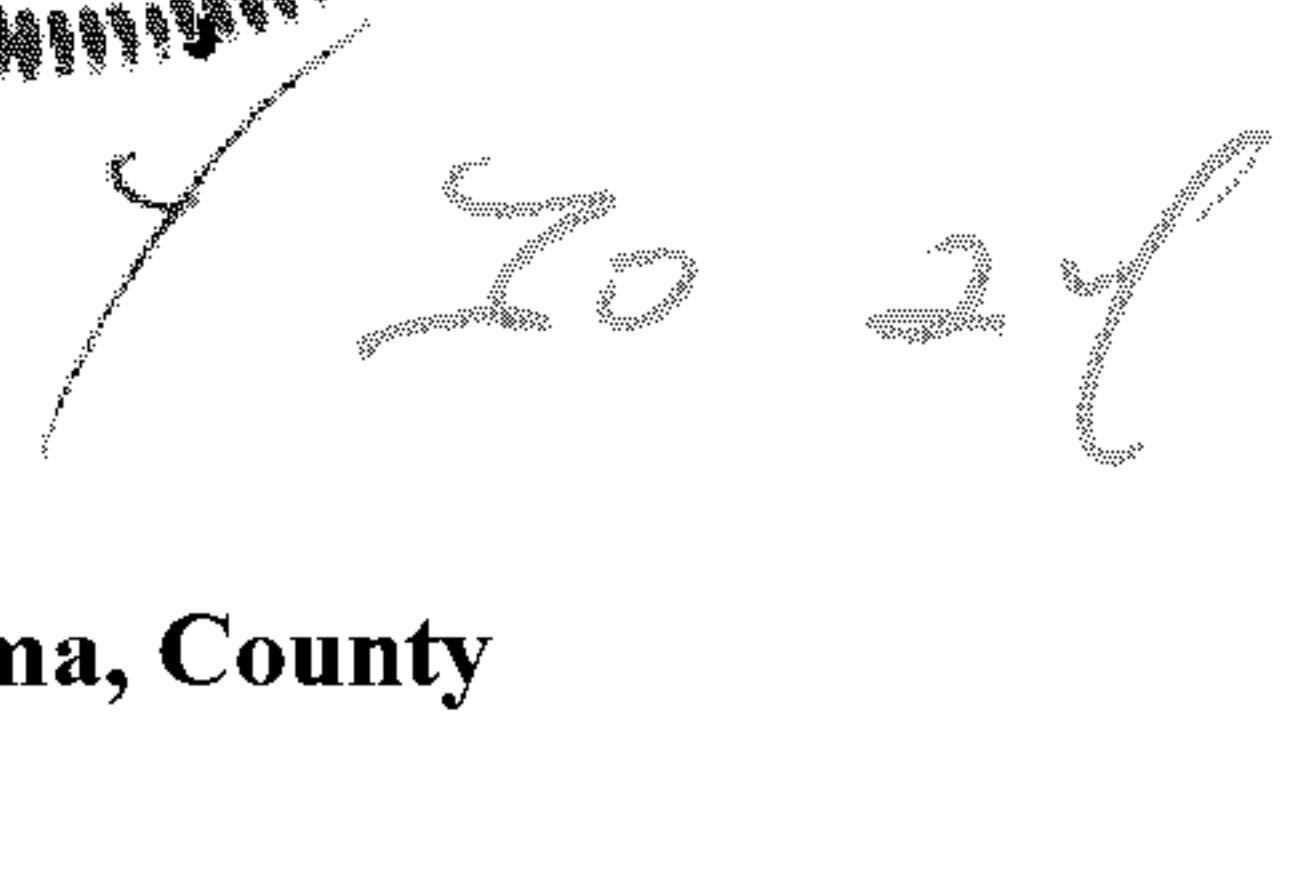
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN L GWIN and RENEE GWIN 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 2 day of March, 2022.


Notary Public
Print Name: Charles D. Bent
Commissioner of Expiration: Charles D. Bent


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 01:24:51 PM
\$107.50 CHARITY
20220304000092140


Allen S. Baylor