

20220601000220200
06/01/2022 01:13:49 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Lori L. Planson and Scott M. Planson

3908 Ashbury Road
Vestavia AL 35243

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brooke K. Fernandez-Mira and Tyler Douglas Welch Sawyer, a married couple**, whose address is 2065 Cahaba Crest Dr, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Lori L. Planson and Scott M. Planson, as joint tenants with rights of survivorship**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Lori L. Planson and Scott M. Planson**, the following described real estate situated in Shelby County, Alabama, the address of which is **553 Reach Drive, Birmingham, AL 35242 to-wit:**

Lot 26, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A & 58B, in the Probate Office of Shelby County, Alabama.

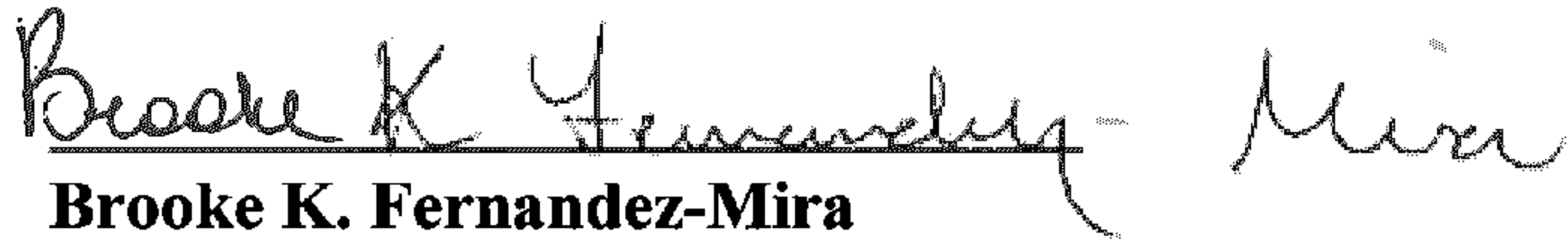
Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-09755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

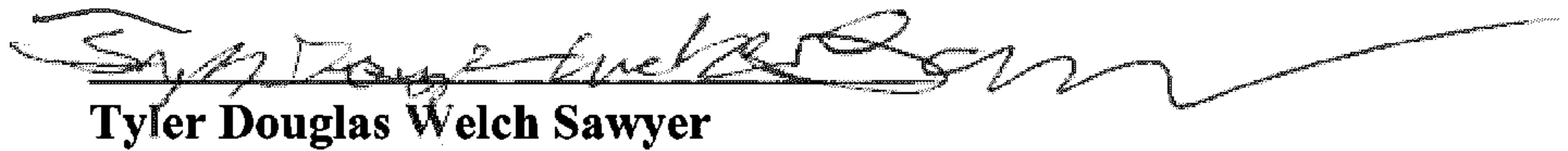
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$221,250.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of May, 2022.

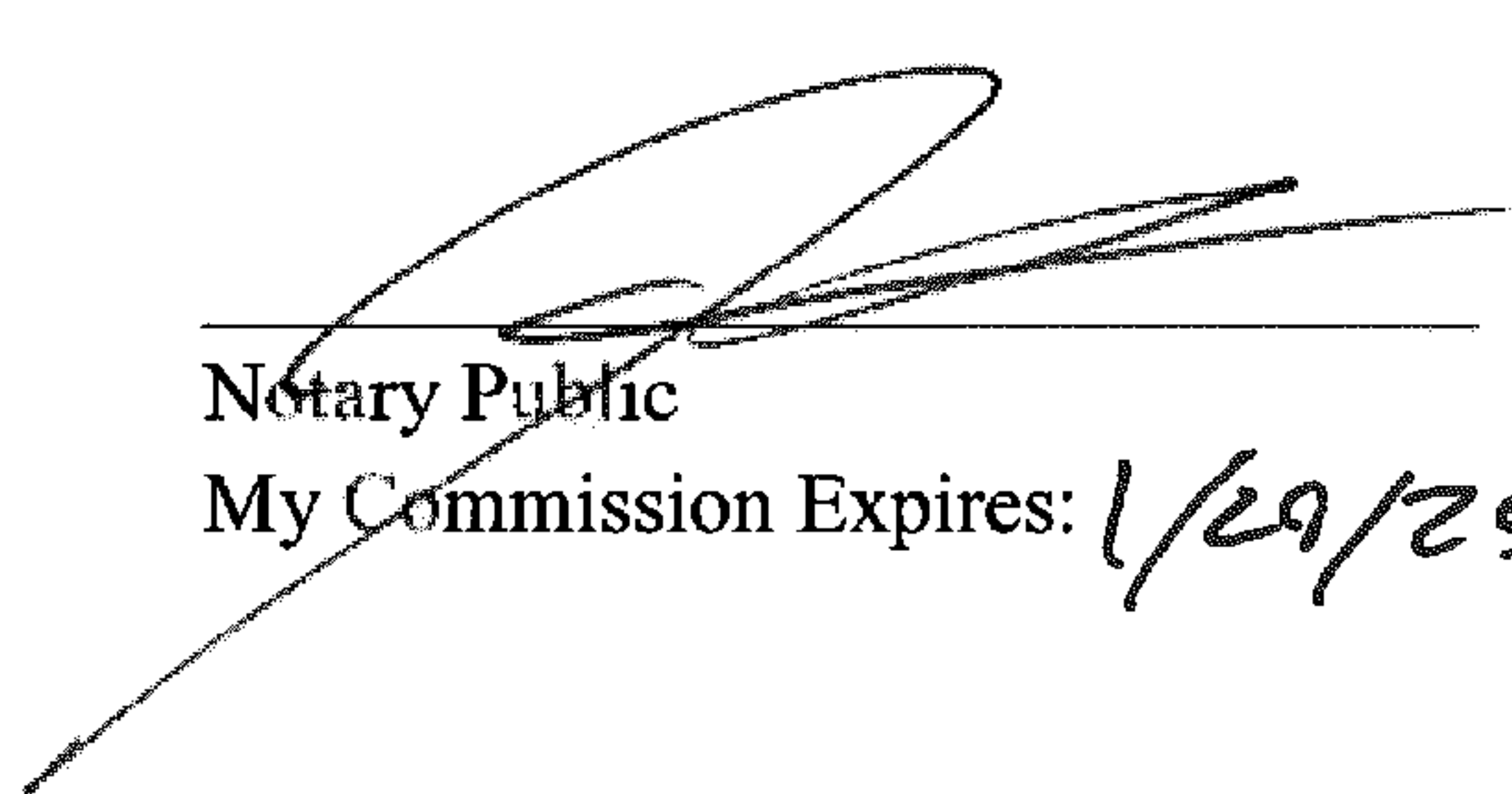

Brooke K. Fernandez-Mira


Tyler Douglas Welch Sawyer

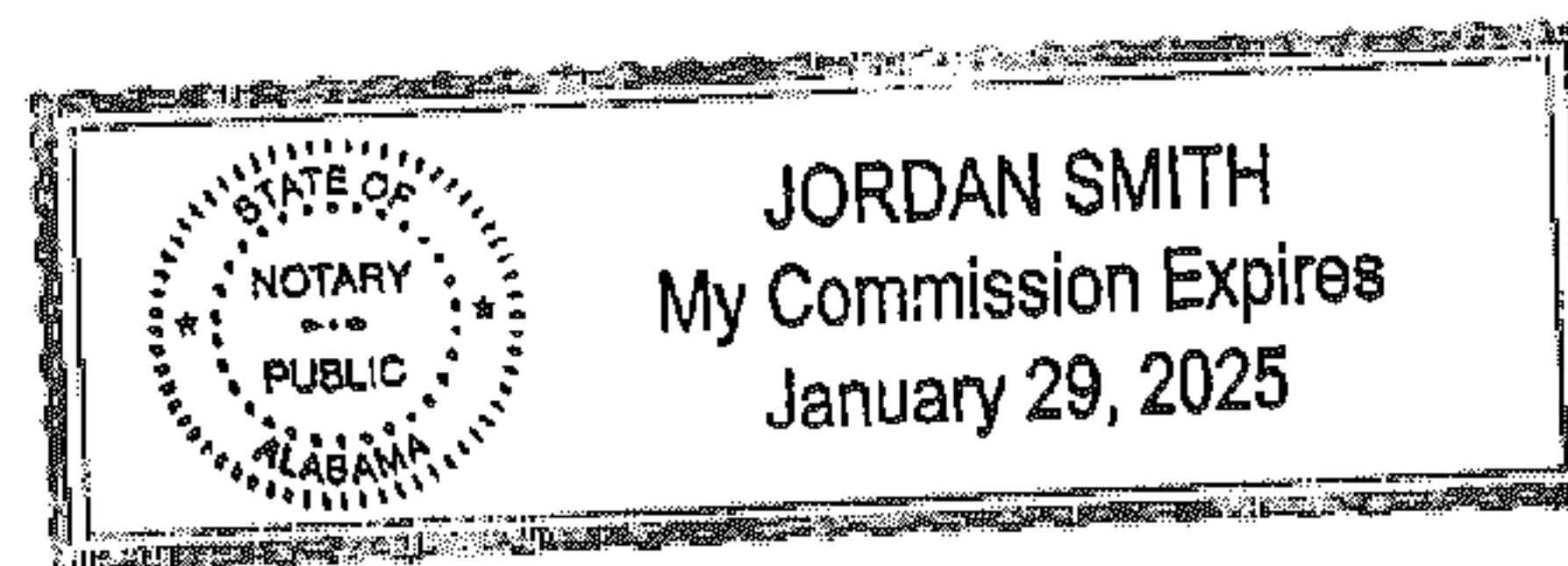
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Brooke K. Fernandez-Mira and Tyler Douglas Welch Sawyer whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2022.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 01:13:49 PM
\$99.00 JOANN
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