

20220902000343570
09/02/2022 08:04:23 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Donald Birdwell and Frances Birdwell
1146 Greymoor Road
Shoal Creek, AL 35242

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 FIFTY EIGHT THOUSAND NINE HUNDRED AND 00/100 (\$258,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Debra Savage fka Debra Burnett Allen, an unmarried woman**, whose address is 306 Sand Oak Boulevard, Panama City Beach, FL 32413 (hereinafter "Grantor", whether one or more), by **Donald Birdwell and Frances Birdwell**, whose address is 1146 Greymoor Road Shoal Creek AL. 35242 (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 **Donald Birdwell and Frances Birdwell, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **216 Reach Way, Birmingham, AL 35242 to-wit:**

Lot 25, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11A & 11B, 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 as recorded in Instrument #2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Debra Savage is one and the same person as Debra Burnett Allen, grantee of that certain deed recorded in Instrument # 20160414000121770 with the Judge of Probate Shelby County, Alabama.

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 \$0.00 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 1st day of September, 2022.

Debra Savage fka Debra Burnett Allen
Debra Savage fka Debra Burnett Allen

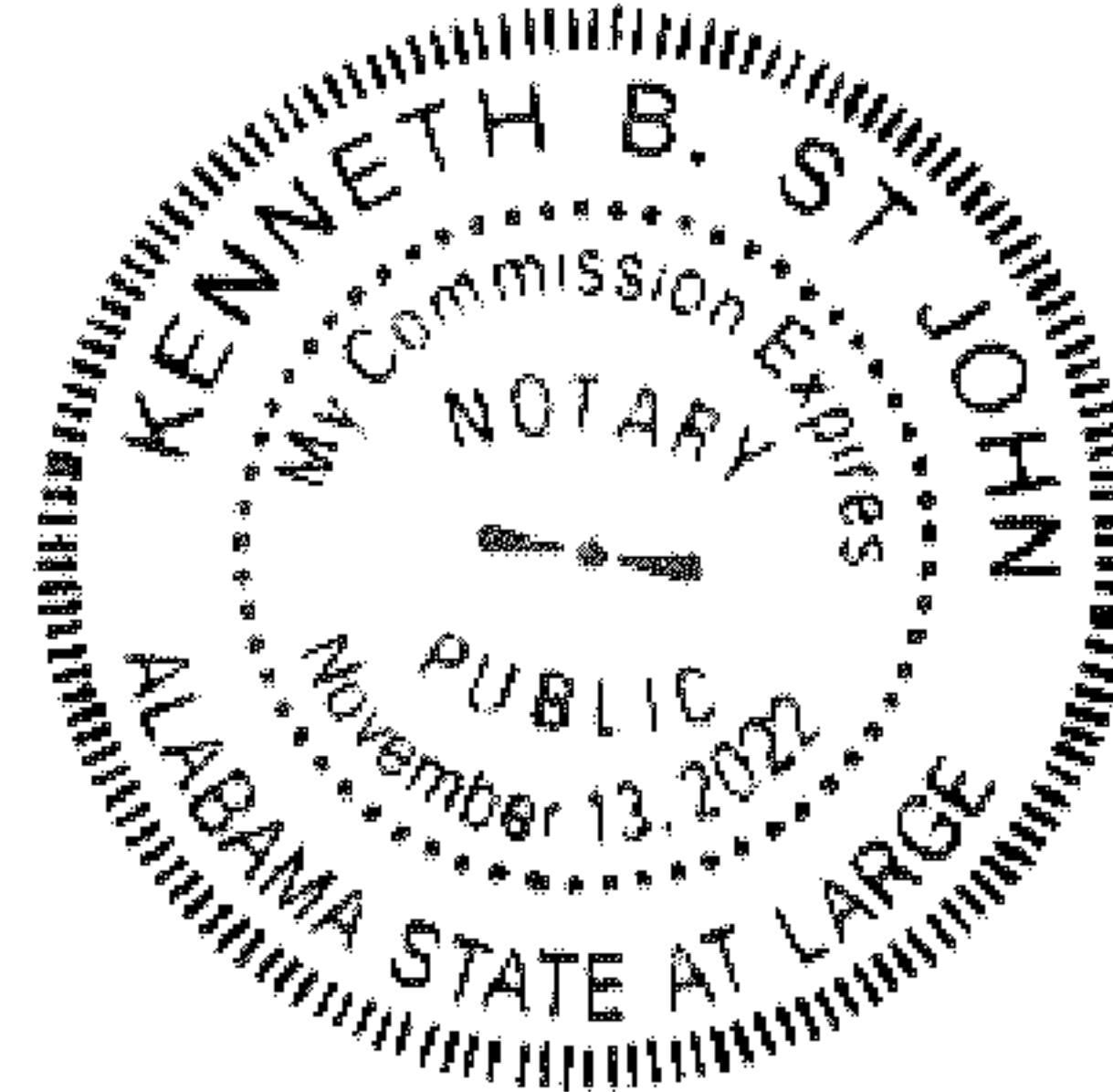
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Debra Savage fka Debra Burnett Allen 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 1st day of September, 2022.

[Signature]

Notary Public : *Kenneth B. St. John*
My Commission Expires: *11/13/2022*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2022 08:04:23 AM
\$284.00 PAYGE
20220902000343570

Allen S. Bayl