

Send tax notice to:
SUSAN J DUNMIRE
1 Newland Cove
Stafford, VA 22554

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

2022511

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSEPH KIRK CUEVAS and ALICIA ELAINE CUEVAS, Husband and Wife** whose mailing address is: 531 Castlebridge Lane, Shoal Creek AL 35242 (hereinafter referred to as "Grantors") by **SUSAN J DUNMIRE** 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, 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, Page 125 A and 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, Eight 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")).

SUBJECT TO:

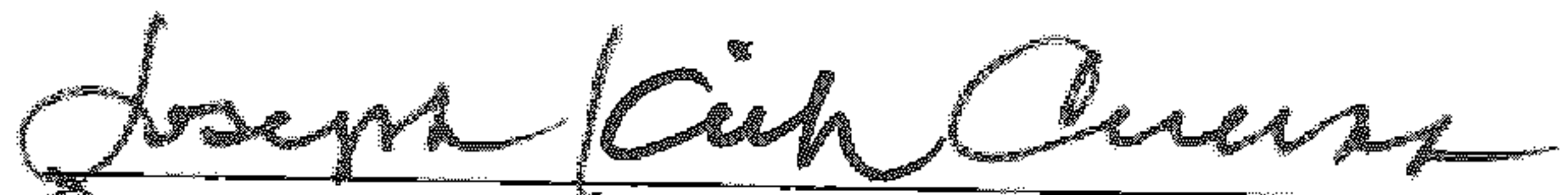
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Easements, agreements and restrictions of record.
4. Restrictions, covenants and conditions as recorded in Instrument No. 2000-9755 and amended in Instrument No. 2000-17136; Instrument No. 2000-36696; Instrument No. 2001-38328; Instrument No. 20020905000424180; Instrument No. 20021017000508250 and Instrument No. 20030716000450980.
5. Easement to Alagasco recorded in Instrument No. 2000-1818.
6. Easement to Alabama Power Company recorded in Instrument No. 20040910000506370.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$333,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

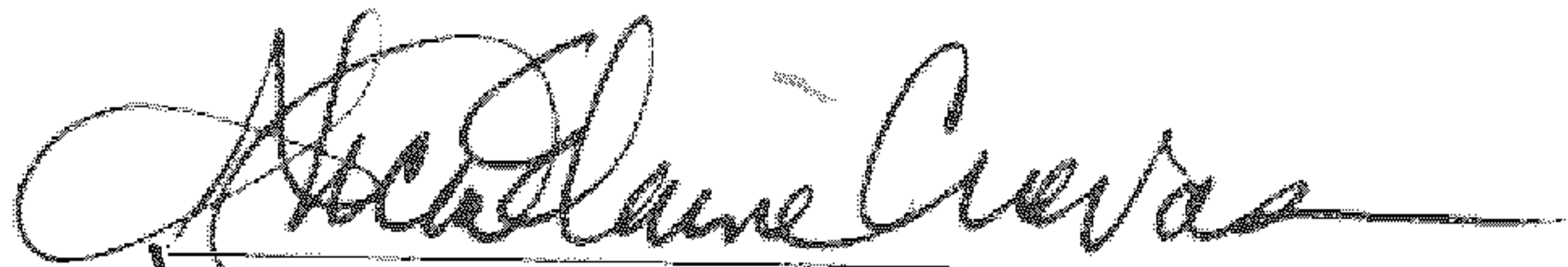
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 18 day of October, 2022.



JOSEPH KIRK CUEVAS



ALICIA ELAINE CUEVAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH KIRK CUEVAS 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 18 day of October, 2022.




Notary Public

Print Name:

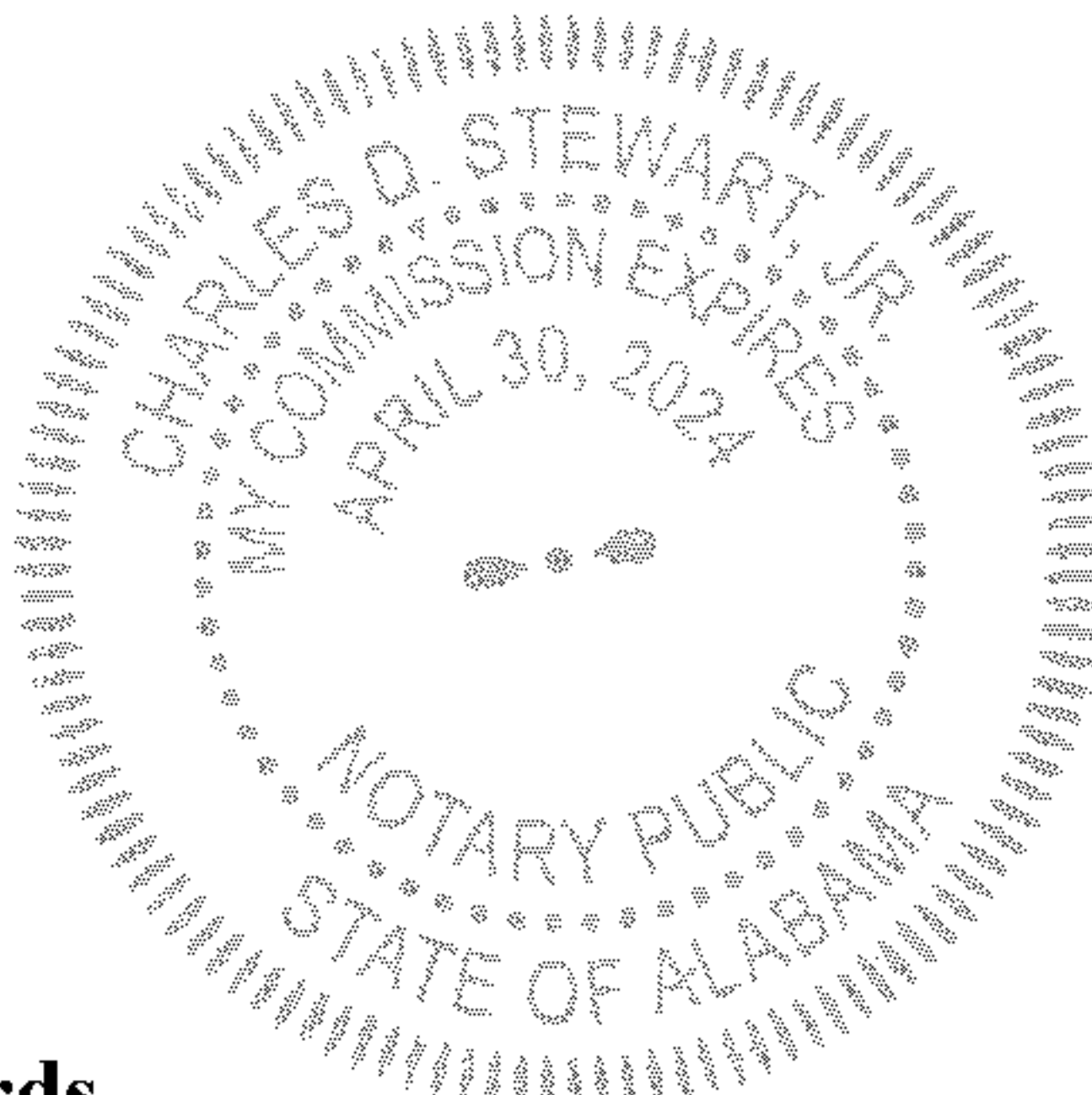
Commission Expires:

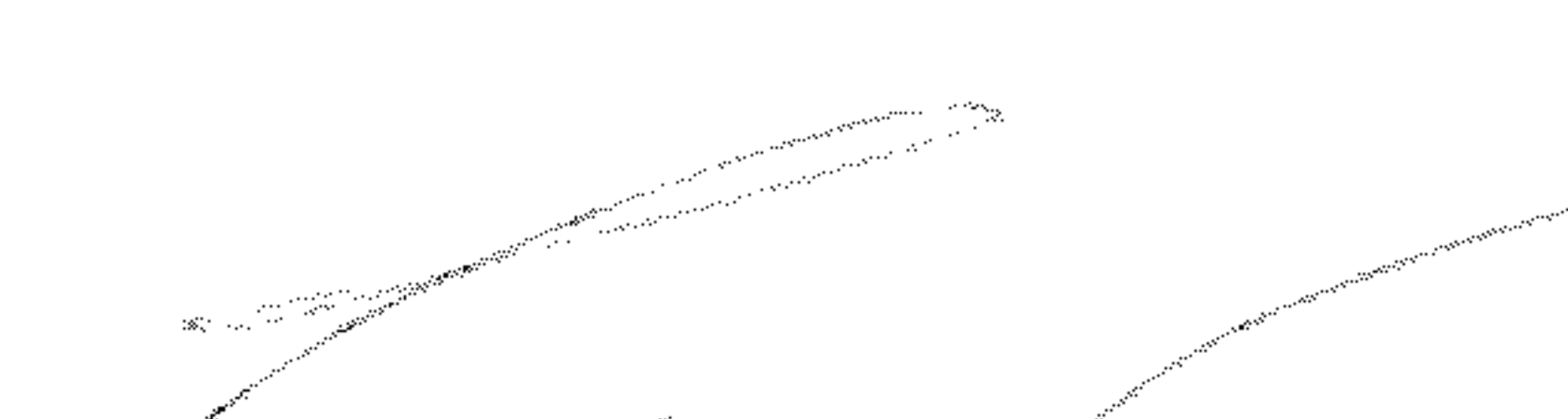
4-30-24

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALICIA ELAINE CUEVAS 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 18 day of October, 2022.




Notary Public

Print Name:

Commission Expires:

4-30-24

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2022 12:34:37 PM
\$62.00 JOANN
20221024000398710



