

Send tax notice to:  
STEPHEN M SINGLETARY  
956 NARROWS POINT DRIVE  
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

2022519

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-One Thousand and 00/100 Dollars (\$331,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROHAN MOITRA and RESHMI BHATTACHARYYA MOITRA, HUSBAND AND WIFE**, whose mailing address is 4058 Rosewood View, Dr. Suwanee, GA 30024 (hereinafter referred to as "Grantors") by **STEPHEN M SINGLETARY**, whose property address is: **956 NARROWS POINT DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 9, according to the Final Plat of Narrows Point-Phase 5, as recorded in Map Book 35, pages 90A & 908 in the Probate Office of Shelby County, Alabama; being situated in 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 2000-9755; 1st Amendment recorded in Instrument 2000-17136; 2nd Amendment recorded in Instrument 2000-36696; 3rd Amendment recorded in Instrument 2001-38328; 4th Amendment recorded in Instrument 20020905000424180, 5th Amendment recorded in Instrument 20021017000508250 and 6th Amendment recorded in Instrument 20030716000450980, 7th Amendment recorded in Instrument 20050831000450840, 8th Amendment recorded in Instrument 20061031000537350, 9th Amendment recorded in Instrument 20061211000599540, 10th Amendment recorded in Instrument 20070607000266840, 11th Amendment recorded in Instrument 20080711000280890 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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Transmission line permit to Alabama Power Company, recorded in Deed Book 103, page 154, Deed Book 123, page 420 and Deed Book 102, page 181, in the Probate Office of Shelby County, Alabama.



6. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Deed Book 324, page 840 and Deed Book 321, page 610, in the Probate Office of Shelby County, Alabama.

\$264,800.00 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 Grantors do for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 25 day of October, 2022.


  
\_\_\_\_\_  
ROHAN MOITRA

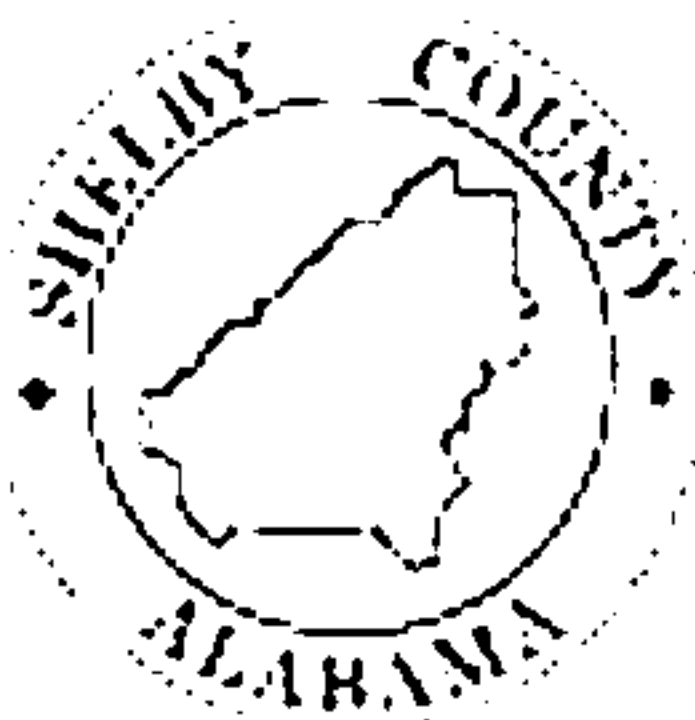
  
\_\_\_\_\_  
RESHMI BHATTACHARYYA MOITRA

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROHAN MOITRA and RESHMI BHATTACHARYYA MOITRA whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of October, 2022.

  
\_\_\_\_\_  
Notary Public  
Print Name: James L. ...  
Commission Expires: 12-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2022 11:04:42 AM  
\$356.00 CHARITY  
20221102000410670

