

Send tax notice to:
JENNIFER J CASHMORE
705 NARROWS POINT CIRCLE
BIRMINGHAM, AL. 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2022543T

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Two Thousand Nine Hundred and 00/100 Dollars (\$282,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Richard Alden Dorn, Jr., Personal Representative of the Estate of Judith Patricia Dorn, Shelby County, Alabama, Probate Case #PR-2022-000794**, Richard Alden Dorn, Jr., ~~married me~~ and Julia Noelle Dorn, ~~married to me~~ whose mailing address is: 701 GUNROBBEDGE CT. BIRMINGHAM, AL 35242 (hereinafter referred to as Grantors) in hand paid by **JENNIFER J CASHMORE** whose property address is: **705 NARROWS POINT CIRCLE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is 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 76, according to the Final Plat of Narrows Point, as recorded in Map Book 26, Page 81 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas more particularly described in The Narrows Residential Declaration of Covenants, Conditions, and Restrictions recorded in Instrument 2000-09755; as amended by instruments recorded in Instrument #2000-17136; Instrument #2000-36696; Instrument #2001-38328; Instrument #20020905000424180; Instrument #20021017000508250; Instrument #20030716000450980 and Instrument #20050831000450840, 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. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of the Final Plat of Narrows Point, as recorded in Map Book 26, page 81 A & B in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
4. Covenants, Conditions and Restrictions recorded as Instrument #2000-9755 and Instrument #2000-17136; Instrument #2000-36696; Instrument #2001-38328; Instrument #20020905000424180; Instrument #20021017000508250 and Instrument #20030716000450980 in the Probate Office of Shelby County, Alabama.
5. Right of way in favor of Shelby County recorded in Book 95, page 515 and Book 95, page 535.
6. Right of way in favor of South Central Bell recorded in Book 324, page 840 and Book 321, page 610.
7. Right of way in favor of the State of Alabama recorded in Book 296, page 441.
8. Assignment of Developers Rights recorded in Instrument #2000-40514.
9. Natural Gas Supply Agreement recorded in Instrument #2000-1818.
10. Restrictive Covenants and grant of land easement to Alabama Power Company recorded in Instrument #20040910000506070.
11. Transmission line permits in favor of Alabama Power Company recorded in Book 103, page 154; Book 123, page 420 and Book 102, page 181.
12. Sewer Service Agreement recorded in Instrument #20121102000422250.
13. Conditions, Limitations and Release of Damages as recorded in Instrument #2001-01801.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of Richard Alden Dorn, Jr. or Julia Noelle Downey nor that of their spouses, if any.

Patricia Judith Dorn and Patricia J Dorn are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, The Estate of Judith Patricia Dorn by Richard Alden Dorn, Jr. its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 22 day of November, 2022.

Estate of Judith Patricia Dorn

Richard Alden Dorn, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Alden Dorn, Jr., whose name as Personal Representative of the Estate of Judith Patricia Dorn, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as said Personal Representative of the Estate of Judith Patricia Dorn and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 22 day of November, 2022.

Notary Public
Print Name: *John Doe*
Commission Expires: *10/10/2018*

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the
day of November 2022. 

Richard Alden Dorn, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Alden Dorn, Jr. 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 22 day of November, 2022.

Notary Public
Print Name: _____
Commission Expir

SHIBAMATA
HOSHINO
KODA

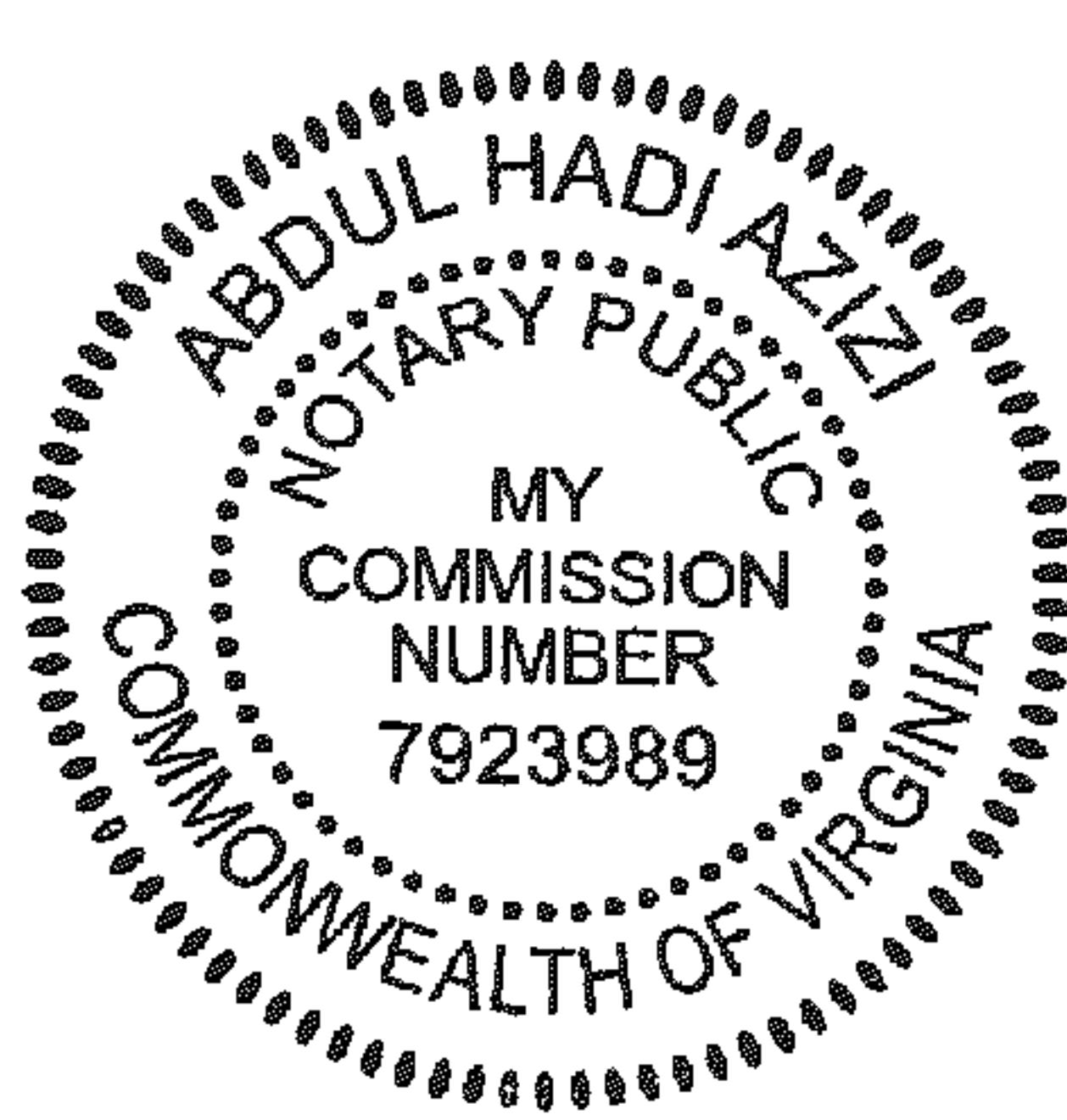
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 18 day of November, 2022.

Julia Noelle Downey
Julia Noelle Downey

STATE OF ~~ALABAMA~~ *Virginia*
COUNTY OF ~~SHELBY~~ *FAIRFAX*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia Noelle Downey 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 18th day of November, 2022.



Abdul Hadi Alzizi
Notary Public
Print Name: *ABDUL HADI ALZIZI*
Commission Expires: *12-31-2025*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/23/2022 11:37:16 AM
\$312.00 BRITTANI
20221123000431930

Allie S. Boyd