

Send tax notice to:
ROBERT B. BEARDEN
840 REACH CREST
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
SHELBY COUNTY

2023018T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **NANCY COLLINS**, a married individual, whose mailing address is 6165 English Village Ln Bham, AL 35242 (hereinafter referred to as "Grantor") by **ROBERT B. BEARDEN** whose property address is: **840 REACH CREST, BIRMINGHAM, AL, 35242** hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 83, according to the Survey of Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, page 58A and 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 Inst. #2000-9755 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 Survey of Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, page 58A and 58B, 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.
4. Covenants, Conditions and Restrictions as recorded in Instrument #2000-9755; Instrument #2002-50825; Instrument #2004-50636; Instrument #2006-59954 and Instrument #2003-41891.
5. Transmission line permits in favor of Alabama Power Company recorded in Book 109, page 70; Deed Book 145, page 22; Book 103, page 154; Book 123, page 420 and Book 102, page 181.

6. Easement to Alabama Gas Corporation recorded in Instrument #2000-1818.
7. Right of way in favor of Shelby County recorded in Book 95, page 515 and Book 95, page 535.
8. Right of way in favor of South Central Bell recorded in Book 324, page 840 and Book 321, page 610.
9. Right of way in favor of the State of Alabama recorded in Book 2966, page 441.

Subject property does not constitute the homestead of the Grantor herein, or her Spouse, as defined by the Code of Alabama.

\$212,000.00 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 it is 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, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

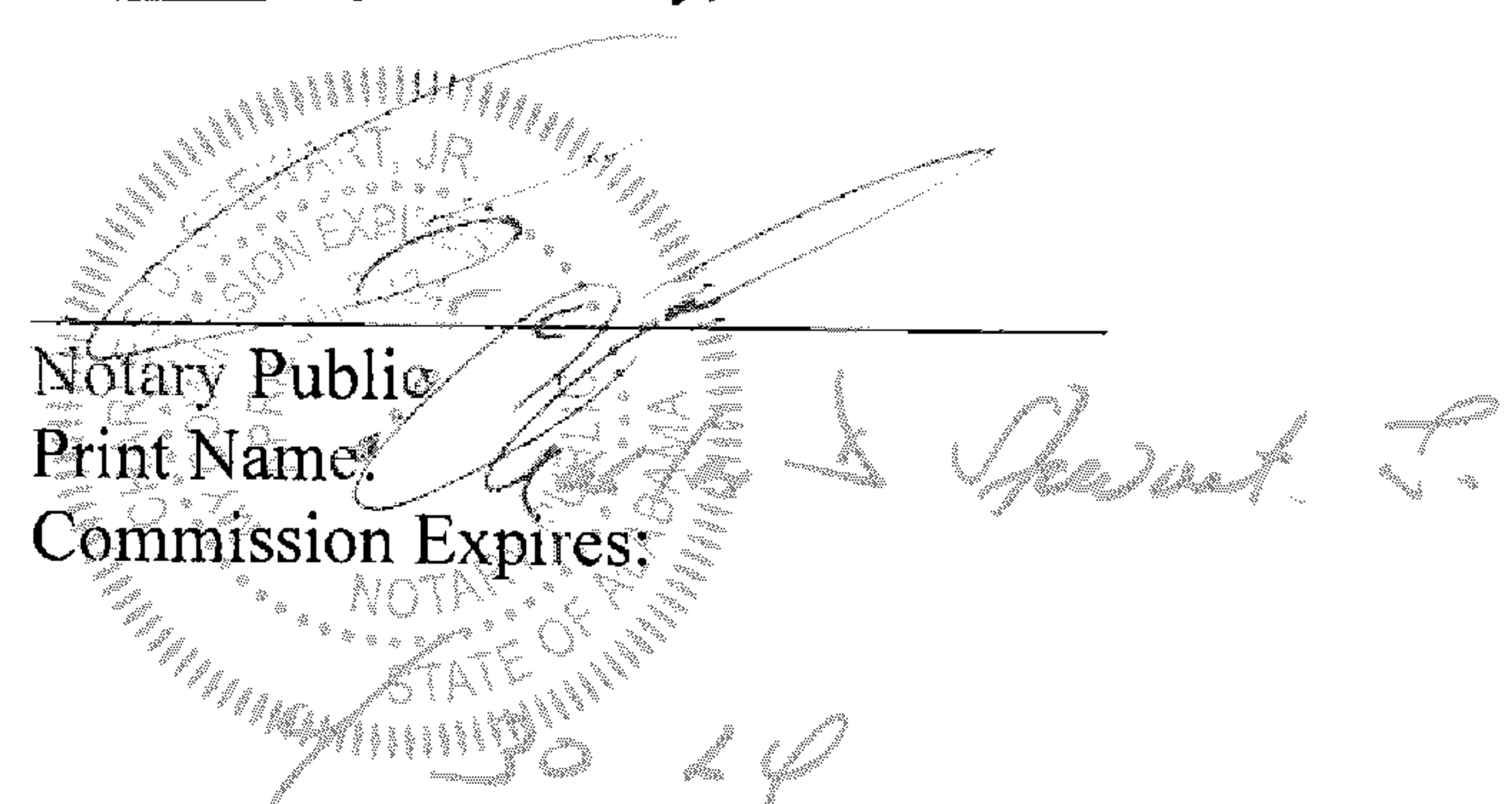
31 IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 31 day of January, 2023.

Nancy Collins
NANCY COLLINS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY COLLINS whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of January, 2023.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2023 11:30:00 AM
\$78.00 JOANN
20230201000026730



LeAnn S. Bayl