

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Allison Elizabeth Hall
2065 Narrows Point Cove
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Sixteen Thousand And No/100 Dollars (\$316,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Tamme Lyn Seale and Michael Van Hayes, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Allison Elizabeth Hall (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 75, according to the survey of Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described n The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 as amended by Instruments recorded in Instrument No 2000-17136, Instrument No 2000-36696, Instrument No 2001-38328, Instrument No 2002-42418 and Instrument No. 2002-50825 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

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.

Subject to a third party mortgage in the amount of \$281,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 17th day of April, 20 23.

Tamme Lyn Seale
Tamme Lyn Seale

Michael Van Hayes
Michael Van Hayes

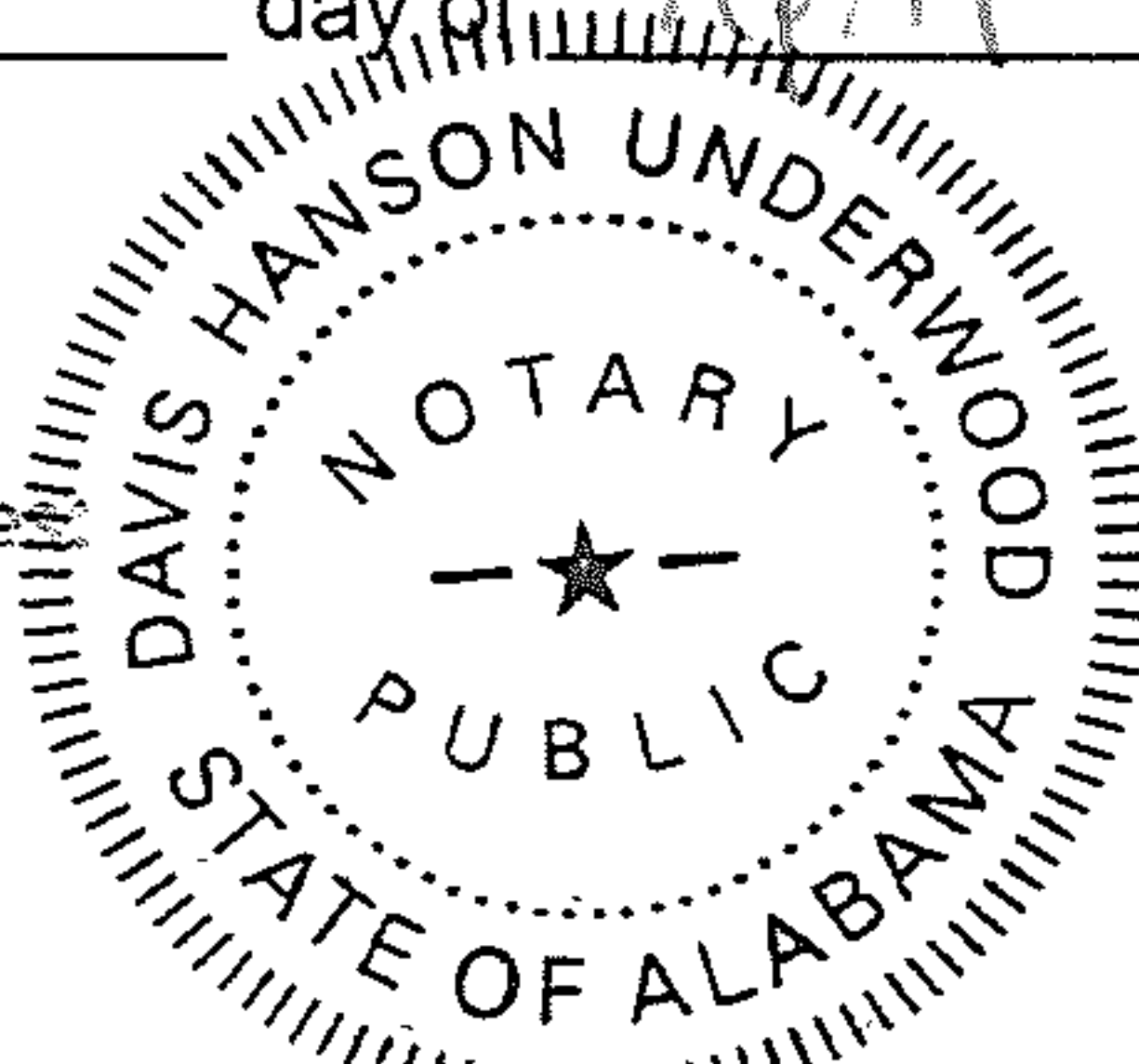
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tamme Lyn Seale whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 17th day of April, 20 23.

Notary Public
My commission expires:

My Commission Expires
July 24, 2023



STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Van Hayes whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 14th day of April, 20 23.

Notary Public
My commission expires:

My Commission Expires:
July 24, 2023

