

Send tax notice to:

**WILLIAM & NICOLE WINDLE
274 NARROWS DRIVE
BIRMINGHAM, AL 35242**

This instrument prepared by:

**Meredith R. Logan, Attorney at Law
450 Tarrant Road, Suite 112
Gardendale, AL 35071**

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED FORTY SEVEN THOUSAND AND 00/100 (\$347,000.00) in hand paid to the undersigned, **SHARON A. JONES, a single woman, BY AND THROUGH HER ATTORNEY IN FACT, ROBERT M. WELLS**, (hereinafter referred to as "Grantor"), by **WILLIAM SPENCE WINDLE, JR and NICOLE HILL WINDLE** (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, as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2022 AND THEREAFTER.

**EASEMENTS, BUILDING AND SETBACK LINES, RESTRICTIONS,
COVENANTS AND CONDITIONS OF RECORD.**

**A MORTGAGE IN THE AMOUNT OF \$277,600.00 IS BEING RECORDED
SIMULTANEOUSLY HEREWITH.**

**SHARON A. JONES, GRANTOR HEREIN, IS ONE AND THE SAME PERSON
AS SHARON ANN JONES.**

The Grantor does for his/ her heirs and assigns, covenant with Grantees, their assigns, administrators and successors, that he/she is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances except as

noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators and assigns shall warrant and defend the same to Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, its assigns, administrators and successors forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 30th day of May, 2023.

Sharon A. Jones, by and through her attorney

Robert M. Wells

SHARON A. JONES, BY AND THROUGH HER ATTORNEY IN FACT,
ROBERT M. WELLS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that SHARON A. JONES, BY AND THROUGH HER ATTORNEY IN FACT, ROBERT M. WELLS whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2023.

Meredith R. Logan
Notary Public
My Commission Expires: 4/14/2027



EXHIBIT "A"

Legal Description:

Lot 17, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31 page 125 A & B, 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 No. 2000-9755, as amended by Inst. No. 2000-17136; Inst. No. 2000-36696 and Inst. No. 2001-38328, Inst. No. 20020905000424180 and Inst. No. 20021017000508250 and Inst. No. 20030716000450980 all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto is hereinafter collectively referred to as the "Declaration").

Alli S. Bayal