

Send tax notice to:
DAVID WATTS
130 NARROWS CREEK 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

2024006T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DEBRA A HANSEN, AN UNMARRIED INDIVIDUAL**, whose mailing address is 573 Huffer Lake Trace, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **DAVID WATTS** whose property address is: **130 NARROWS CREEK DRIVE, 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 6, ACCORDING TO THE AMENDED MAP OF NARROWS CREEK, AS RECORDED IN MAP BOOK 27, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2000-09755, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Amended Map of Narrows Creek as recorded in Map Book 27, page 81, in the Office of the Judge of Probate 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. Natural Gas Supply Agreement recorded in Instrument #2000-1818.
5. Assignment of Developers Rights for The Narrows recorded in Instrument #2000-40514.
6. Covenants, Conditions and Restrictions as recorded in Instrument #2000-9755, amended in Instrument #2000-17136 and Instrument #2000-36696.
7. Transmission line permits in favor of Alabama Power Company recorded in Book 109, page 70; and Book 145, page 22.
8. Release of Damages as recorded in Instrument #2001-17729 and Instrument #2001-35610.

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.

9 IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the day of January, 2024.

Debra A. Hansen
DEBRA A HANSEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEBRA A HANSEN 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 9 day of January, 2024.

[Signature]
Notary Public
Print Name: Debra A. Hansen
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/11/2024 10:49:27 AM
\$375.00 JOANN
20240111000009530

Allie S. Bayl