

Send tax notice to:
Brett A Haertl
301 Narrows 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
Shelby COUNTY

2024095T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$349,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Frederick K Chace and Maria T Chace, Husband and Wife** whose mailing address is: 1205 17th St SW Ste 20 Chilesburg, GA 35044 (hereinafter referred to as "Grantors") by **Brett A Haertl and Brooke R Haertl** whose property address is: **301 Narrows Drive, Birmingham, AL, 35242** 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:

Lot 93, according to the 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; 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 #2000-9755 in the Probate Office of Shelby County, Alabama; with 1st Amendment recorded in Instrument #2000-17136; 2nd Amendment recorded in Instrument #2000-36696; 3rd Amendment recorded in Instrument #2001-38328; 4th Amendment recorded in Instrument #20020905000424180; 5th Amendment recorded in Instrument #20021017000508250; 6th Amendment recorded in Instrument #20030716000450980; 7th Amendment recorded in Instrument #20050931000450840; 8th Amendment recorded in Instrument #20061031000537350; 9th Amendment recorded in Instrument #20061211000599540; 10th Amendment recorded in Instrument #20070607000266840; and 11th Amendment recorded in Instrument #20080711000280890 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, 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 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 recorded as Instrument #2000-9755 in the Probate Office of Shelby County, Alabama; with 1st Amendment recorded in Instrument #2000-17136; 2nd Amendment recorded in Instrument #2000-36696; 3rd Amendment recorded in Instrument #2001-38328; 4th Amendment recorded in Instrument #20020905000424180; 5th Amendment recorded in Instrument #20021017000508250; 6th Amendment recorded in Instrument #20030716000450980; 7th Amendment recorded in Instrument #20050931000450840; 8th Amendment

recorded in Instrument #20061031000537350; 9th Amendment recorded in Instrument #20061211000599540; 10th Amendment recorded in Instrument #20070607000266840; and 11th Amendment recorded in Instrument #20080711000280890 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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. Release of Damages as recorded in Instrument #200209050000424190; Instrument #20030325000178200 and Instrument #20040423000211900.
8. Grant of Land Easement with Restrictive Covenants to Alabama Power Company recorded in Instrument #20040910000506370.
9. Memorandum of Sewer Service regarding the Narrows Residential Sectors with Double Oak Water Reclamation, LLC, as recorded in Instrument #201211020000422250.

\$314,910.00 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 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28 day of March, 2024.

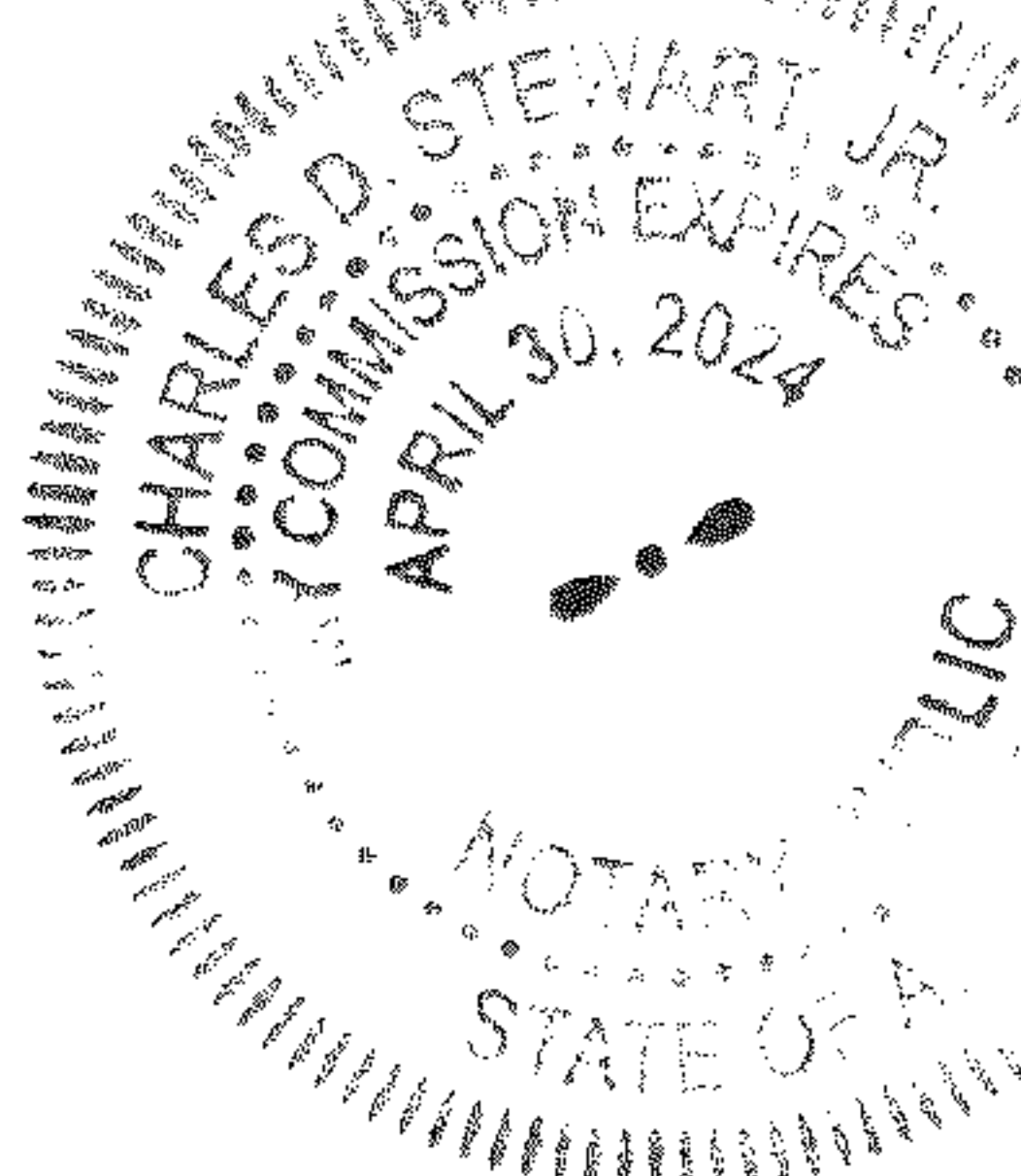
Frederick K Chace
Frederick K Chace

Maria T Chace
Maria T Chace

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frederick K Chace and Maria T Chace 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 28 day of March, 2024.



[Signature]
Notary Public
Print Name:
Commission Expires:

Charles D Stewart Jr
4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2024 10:19:29 AM
\$60.00 BRITTANI
20240329000086410

Alvin S. Bayl