This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To: Mary C. Rountree 220 Narrows Drive Birmingham, AL35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$325,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Nicholas O. Baugh and Emily Baugh, a married couple

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Mary C. Rountree

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, 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, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO ALL MATTERS OF RECORD

\$185,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 29th day of March, 2024.

Nicholas O. Baugh

Emily Baugh

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicholas O. Baugh and Emily Baugh**, whose names 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2024.

Notary Public

My Commission Expires:

MATTHEW T KIDD My Commission Expires October 20, 2026

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Mailing Address 4564 Eagl	O. Baugh and Emily Baugh e Point Dr. am, AL. 35242	Grantee's Name Mailing Address	Mary C. Rountree 220 Narrows Drive Birmingham, AL 35242
Property Address <u>220 Narr</u> Birmingha	rows Drive am, AL 35242	Date of Sale Total Purchase Pric	March 29, 2024 ce \$325,000.00
		Actual Value	\$
		Or Assessor's Market	Value \$
1 1	I value claimed on this form can be nentary evidence is not required)	verified in the follow	ing documentary evidence: (check
Bill of Sale Sales Contract	Appraisal Other:	1	
X Closing Statement			
If the conveyance documen of this form is not required.	-	all of the required in	formation referenced above, the filing
	Instruct	tions	
Grantor's name and mailing current mailing address.	gaddress - provide the name of the p	erson or persons con	veying interest to property and their
Grantee's name and mailing conveyed.	g address - provide the name of the p	person or persons to v	vhom interest to property is being
Property address - the physinterest to the property was	ical address of the property being coconveyed.	onveyed, if available.	Date of Sale - the date on which
Total purchase price - the to the instrument offered for r	otal amount paid for the purchase of ecord.	the property, both re	al and personal, being conveyed by
	ecord. This may be evidenced by an		eal and personal, being conveyed by by a licensed appraiser or the
valuation, of the property as	the value must be determined, the constant of the determined by the local official choice used and the taxpayer will be pen	arged with the respor	
,			document is true and accurate. I apposition of the penalty indicated in
Date: March 29, 2024		Print: Style	man Andrew
Unattested		Sign Son	ahand
Onanesieu	(verified by)		intee/Owner/Agent) circle one
Filed and Recorde		`	
Official Public Rec	cords Shalby County Alabama County		Form RT-

THAT IS

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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