

SEND TAX NOTICE TO:

Aubrey Erick Petterson and Deborah Petterson
2070 Narrows Point Cove
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sue Ellen Gooch, as Personal Representative of the Estate of Patricia L. Combs, deceased, Shelby County, Alabama Probate Case No. PR-2024-000303**, whose address is 730 Oklahoma Ave, Bacliff, TX 77518, (hereinafter "Grantor", whether one or more), by **Aubrey Erick Petterson and Deborah L. Petterson**, whose address is 2070 Narrows Point Cove, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Aubrey Erick Petterson and Deborah L. Petterson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2070 Narrows Point Cove, Birmingham, AL 35242 to-wit:**

Lot 41, according to the Final Record Plat of Narrows Point - Phase 4, as recorded in Map Book 31, page 105 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 2000-9755, as amended by instruments recorded in Inst. No. 2000-17136, Inst. No. 2000-36696 and Inst. No. 2001-38328, Inst. #20020905000424180 and Inst. 20021017000508250 in the Probate Office of Shelby County, Alabama (which, together with the 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. Mining and mineral rights excepted.

Patricia L. Combs, grantee in Deed recorded in Instrument No. 20120710000245290, was one and the same person as Patricia Lee Combs.

Deborah L. Petterson is one and the same person as Deborah Petterson.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor has set their signature and seal on this 20th day of May, 2024.

Estate of Patricia L. Combs, deceased, Shelby County, Alabama Probate Case No. PR-2024-000303

By: 
Sue Ellen Gooch, Personal Representative

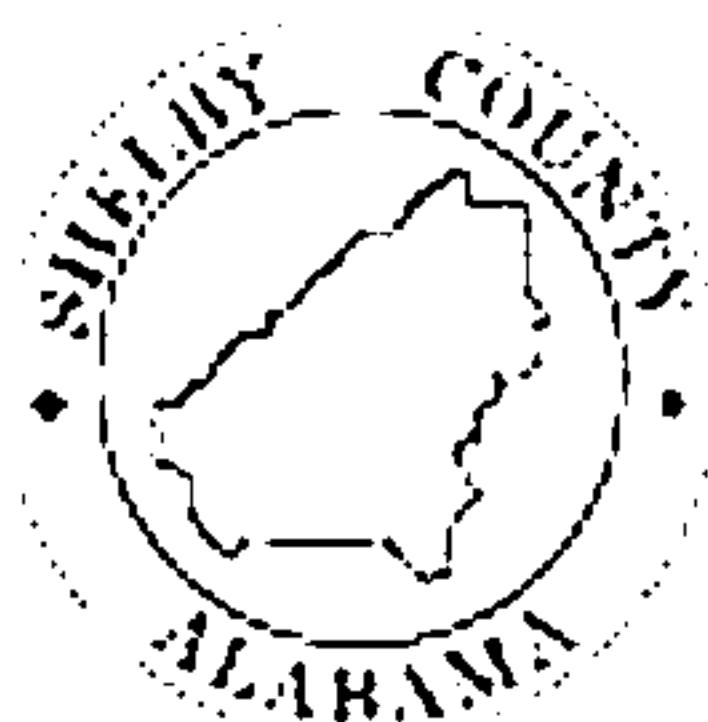
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Sue Ellen Gooch, Personal Representative of Estate of Patricia L. Combs, deceased, Shelby County, Alabama Probate Case No. PR-2024-000303 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, in his/her capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2024.


Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2024 03:37:51 PM
\$352.00 BRITTANI
20240521000151150

Allen S. Bayl