

Send Tax Notice to:

Amber Brewer
1212 Narrows Point Nook
Birmingham, AL 35242

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #20060816000398980

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Three Hundred Thirty Seven Thousand Four Hundred Fifty and 00/100 Dollars (\$337,450.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Susan K. Sumner, joined by her husband, Larry Sumner, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 124 Martel Dr., Spartanburg, SC 29306 does hereby grant, bargain, sell and convey unto **Amber Brewer**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 1212 Narrows Point Nook, Birmingham, AL 35242, for and the following described real estate, situated in Shelby County, Alabama, having an address of 1212 Narrows Point Nook, Birmingham, AL 35242, to wit:

Lot 54, according to the Final Record Plat of Narrows Point- Phase 5, as recorded in Map Book 35, Page 90 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument #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 the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$269,960.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28 day of June, 2024.

Susan K. Sumner
Susan K. Sumner

Larry Sumner
Larry Sumner

STATE OF Alabama

COUNTY OF Jefferson

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Susan K. Sumner and Larry Sumner**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 28 day of June, 2024.

Heather Reeves

Notary Public

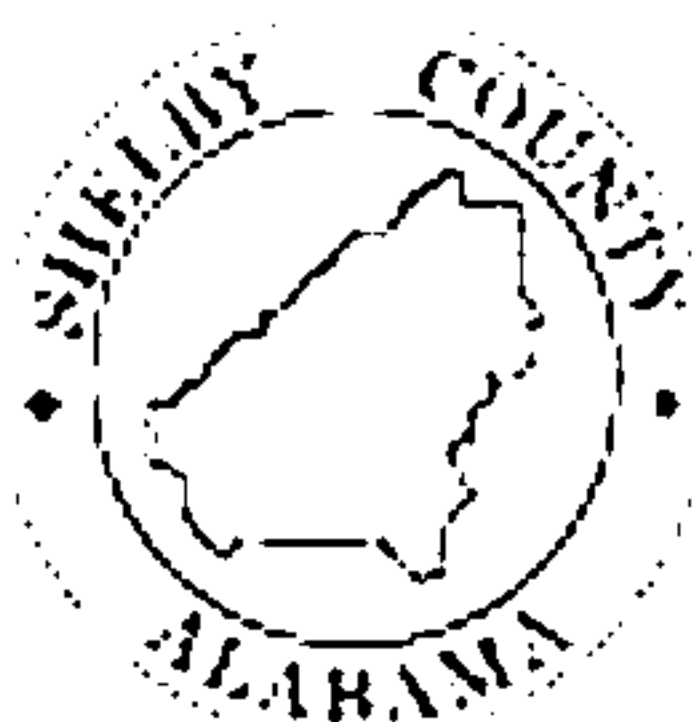
My Commission Expires: 8-20-24

[SEAL]



This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
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File No.: ATE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2024 12:53:58 PM
\$92.50 BRITTANI
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Allie S. Bayl