

Send tax notice to:
John R Kitchen, Jr.
PO Box 444
Pelham, AL 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024335

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Emily K Stanford Lawyer and Michael J Lawyer, wife and husband**, whose mailing address is **3457 Water Oak Drive, Vestavia, AL 35243** (hereinafter referred to as "Grantors") by **John R Kitchen, Jr. and Juliann G Kitchen** whose property address is: **215 Reach Way, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 38, according to the Amended Map of Final Record Plat of Narrows Reach, as recorded in Map Book 27, page 11 A & B, 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 Inst. 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:

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. Building setback lines and easements as shown on recorded plat.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755; 1st Amendment recorded in Inst. No. 2000-17136; 2nd Amendment recorded in Inst. No. 2000-36696; 3rd Amendment recorded in Inst. No. 2001-382328, and all amendments thereto in the Probate Office.
4. Transmission Line Permit to Alabama Power Company shown by instruments recorded in Deed Book 109, page 70, and Deed Book 145, page 22.
5. Right of way granted to South Central Bell by instrument recorded in Deed Book 324, page 840; Deed Book 329, page 430 and Deed Book 321, page 610.
6. Natural Gas Supply Easement to Alabama Gas Corporation as shown by instrument recorded in Inst. No. 2000-1818.
7. Restrictions, limitations and conditions set out in map Book 27 page 11 A & B.
8. Release of damages, restrictions, modification, covenants, conditions, rights, privileges, immunities and limitations as applicable, as set out in Inst. No. 2000-20099 and Inst. No. 2001-18214.
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions, or any other known or unknown surface of subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Inst. No. 2000-20099 in the Probate Office.
10. Release of damages set out in Inst. No. 2001-01481; Inst. No. 2002-3764, Instrument 2002062000301100 and Inst. No. 2001-3493.

11. Restrictions recorded in Inst. No. 2001-38328 and amended in Inst. No. 2007-266840 and Inst. No. 2008-280890.
12. Restrictions, conditions, reservations, limitations, easements, agreements as set forth in Inst. 20020626000301090.
13. Right of way granted to the State of Alabama in Deed Book 296 page 441.
14. Assignment of Developers Rights and Obligations set out in Instrument No. 2000-40514.
15. Right of way granted to Shelby County recorded in Map Book 95 pages 515, 535 and 503.
16. Memorandum of Sewer Service Agreement recorded in Instrument 20121102000422250.
17. Rights of parties in land, foundation, roof, walls and all common elements.

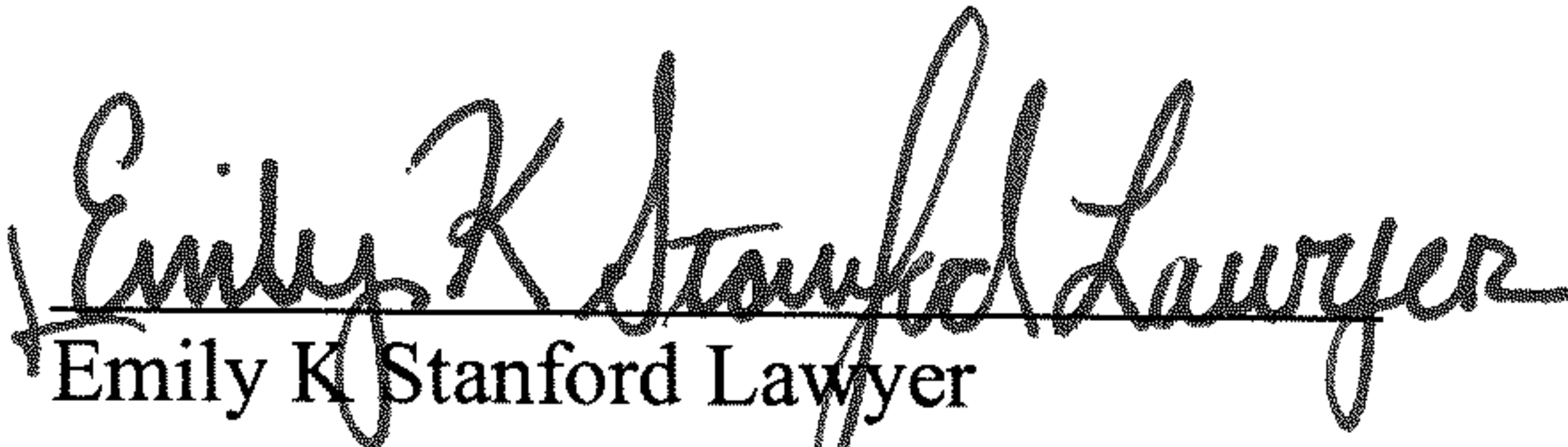
Emily K Stanford and Emily K Stanford Lawyer are one and the same person.

\$70,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

27 IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the day of September, 2024.

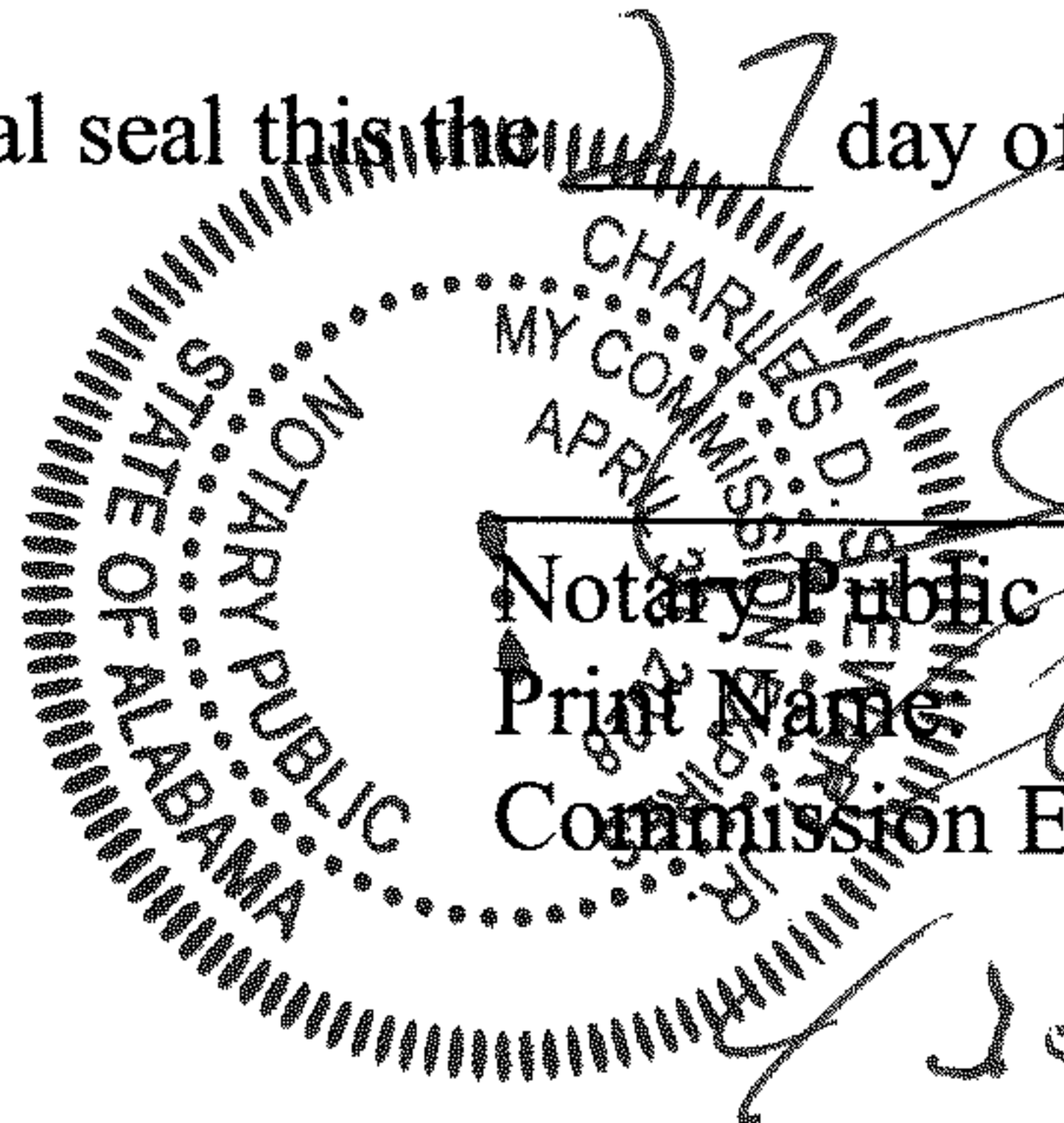

Emily K Stanford Lawyer

Michael J Lawyer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily K Stanford Lawyer and Michael J Lawyer whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of September, 2024.


Notary Public
Print Name: Charles D Sweet Jr.
Commission Expires: 4/30/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2024 11:02:26 AM
\$232.00 CHARITY
20240930000304130

