

SEND TAX NOTICE TO:
Katherine Teresita Bekurs
185 Reach Way
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Nine Thousand Nine Hundred dollars & no cents (\$279,900.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Sarah Elizabeth Goodwin and William Edward Krieger, Jr, wife and husband and Robert J. Goodwin and Catherine Marie Goodwin, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Katherine Teresita Bekurs** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27 Page 11A & 11B, 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 as Instrument 2000-9755, as amended by Instrument recorded in Instrument 2000-17136, Instrument 2000-36696 and Instrument 2001-38328, all recorded in the Probate Office of Shelby County, Alabama (which, Together with All Amendments thereto, is hereinafter collectively referred to as the "Declaration").

\$251,910.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 27, Page 11A & 11B.

A Nonexclusive Easement to use the Common Area as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2000-9755, as amended by Instrument recorded in Instrument 2000-17136, Instrument 2000-36696 and Instrument 2001-38328, all recorded in the Probate Office of Shelby County, Alabama (which, Together with All Amendments thereto, is hereinafter collectively referred to as the "Declaration").

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, 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 noted 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **November 15, 2024**.

Robert J. Goodwin (Seal)
Robert J. Goodwin
Catherine Marie Goodwin (Seal)
Catherine Marie Goodwin

Sarah Elizabeth Goodwin (Seal)
Sarah Elizabeth Goodwin
William Edward Krieger, Jr (Seal)
William Edward Krieger, Jr

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sarah Elizabeth Goodwin and, William Edward Krieger, Jr, wife and husband and, Robert J. Goodwin and, Catherine Marie Goodwin, husband and wife**, 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 the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2024

WILLIAM PATRICK COCKRELL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/07/25

Notary Public.

(Seal)

My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/15/2024 11:19:25 AM
 \$56.00 JOANN
 20241115000354740

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Sarah Elizabeth Goodwin, William
 Edward Krieger, Jr, Robert J. Goodwin and Catherine
 Marie Goodwin

Grantee's Name Katherine Teresita Bekurs

Mailing Address 2569 Judy Circle
 Pelham, Alabama 35124

Mailing Address 185 Reach Way
 Birmingham, Alabama 35242

Property Address 185 Reach Way,
 Birmingham, Alabama 35242

Date of Sale 11/15/2024

Total Purchase Price \$279,900.00

or

Actual Value _____

or

Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
 X _____ Sales Contract
 _____ Closing Statement

_____ Appraisal
 _____ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11.15.2024

Print Katherine Teresita Bekurs

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one