

Send Tax Notice to:

811 Narrows Point Dr.
Birmingham AL 35242

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Thirty Seven Thousand Five Hundred and 00/100s Dollars (\$337,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **George R. Yeager, a single person** herein referred to as grantor, whether one or more) whose mailing address is 289 Woodbury Dr. Slerrutt AL 35147 grant, bargain, sell and convey unto, **James B. Flether and Mary Kathryn Fletcher** herein referred to as grantees) whose mailing address is 811 Narrows Point Dr. Birmingham AL 35242 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address: **811 Narrows Point Drive, Birmingham, AL 35242** to wit:

Lot 52, according to the Survey of Narrows Point, as recorded in Map Book 26, Page 81 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 ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

George R. Yeager, the grantee in deed recorded in Instrument Number 20191004000366060, is one and the same person as George Ray Yeager.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 grantees, 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 16 day of April, 2025

George R. Yeager
George R. Yeager

STATE OF Alabama

Shelby COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that George R. Yeager 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 executed the same voluntarily.

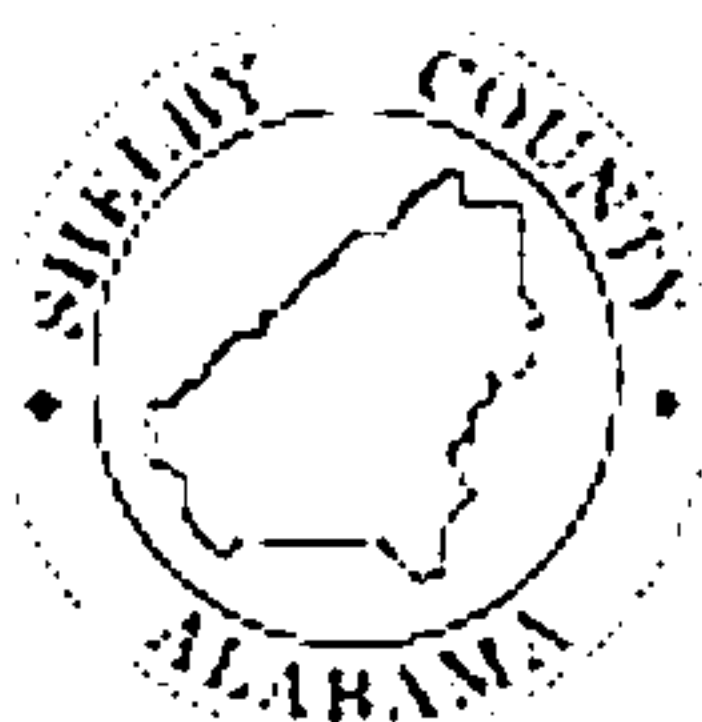
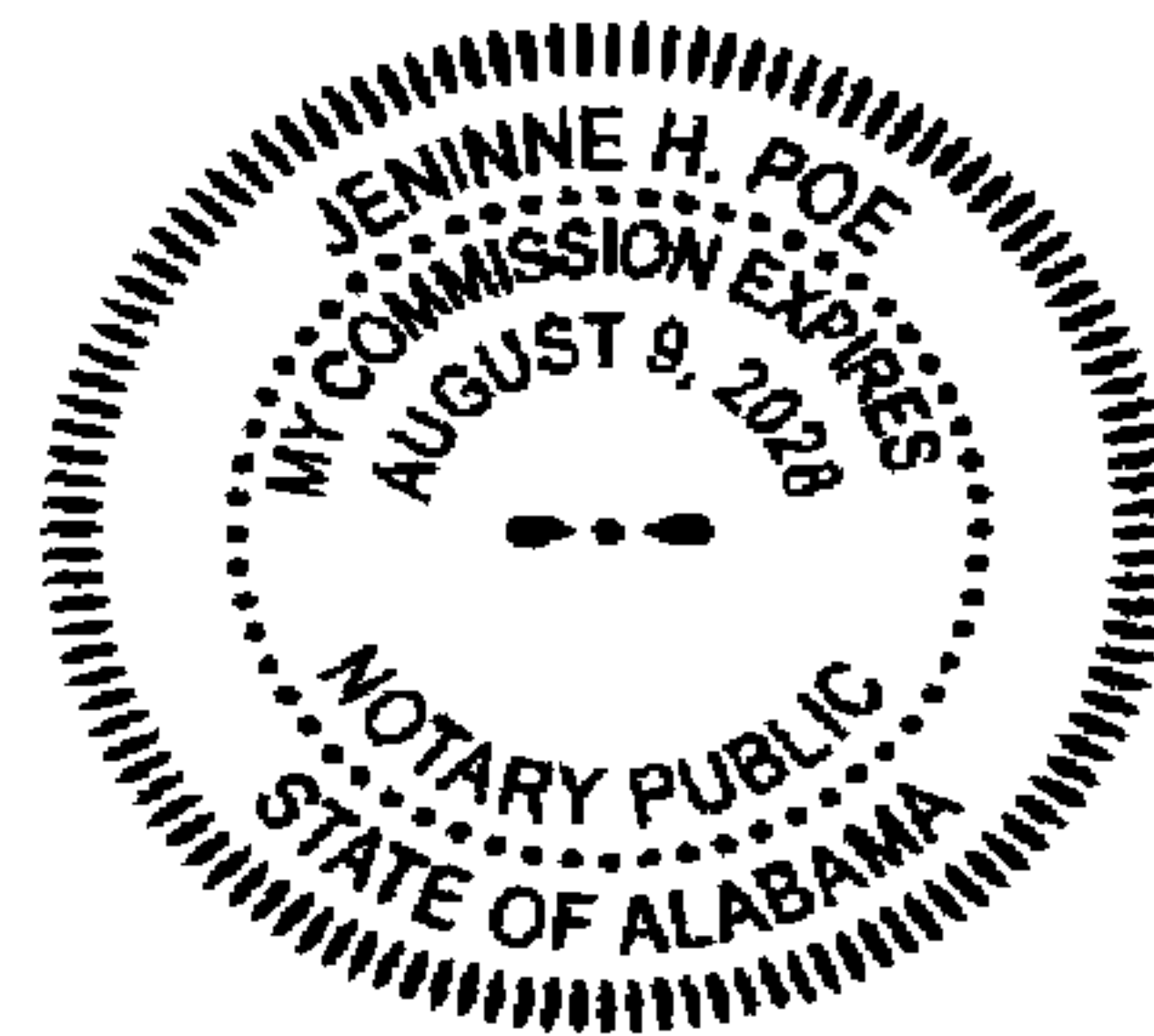
WITNESS my hand and official seal in the county and state aforesaid this the 16th day of April, 2025

My Commission Expires:

Jeninne H. Poe
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATN1130



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/18/2025 08:11:22 AM
\$362.50 BRITTANI
20250418000115760

Allie S. Bayl