

SEND TAX NOTICE TO:

Judith A. Lindley
917 Narrows Point Drive
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 FORTY THOUSAND AND 00/100 (\$340,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lauryn R. Borgschulte NKA Lauryn Pierce and Jason Pierce, a married couple**, whose address is 1479 Highland Lakes Trail, Birmingham, AL, 35242, (hereinafter "Grantor", whether one or more), by **Judith A. Lindley, an unmarried person**, whose address is , (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 **Judith A. Lindley, an unmarried person**, the following described real estate situated in Shelby County, Alabama, the address of which is **917 Narrows Point Drive, Birmingham, AL 35242 to-wit:**

LOT 72, ACCORDING TO THE FINAL PLAT OF NARROWS POINT, PHASE 5, AS RECORDED IN MAP BOOK 35, PAGE 90 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF 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 IN INSTRUMENT NO. 2000-9755; 1ST AMENDMENT AS RECORDED IN INSTRUMENT NO. 2000-17136; 2ND AMENDMENT IN INSTRUMENT NO. 2000-36696; 3RD AMENDMENT IN INSTRUMENT NO. 2001- 38328; 4TH AMENDMENT IN INSTRUMENT NO. 20020905000424180; 5TH AMENDMENT IN INSTRUMENT NO. 20021017000508250; 6TH AMENDMENT IN INSTRUMENT NO. 20030716000450980 AND 7TH AMENDMENT IN INSTRUMENT NO. 20050831000450840, ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

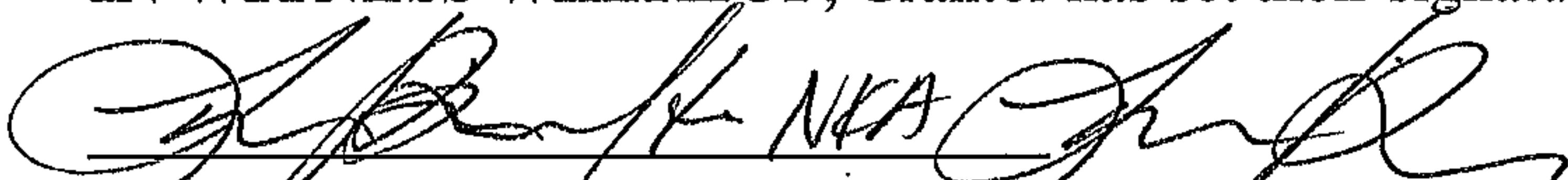
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

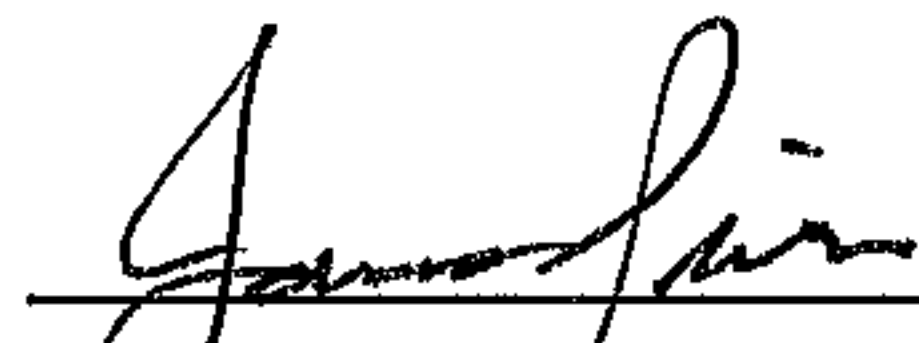
Subject to a third-party mortgage in the amount of \$238,000.00 executed and recorded simultaneously herewith.

Lauryn Pierce is one and the same as Lauryn R. Borgschulte, grantee in that deed recorded on 01/08/2016 as Instrument #20150108000008830, in the Probate Office of Shelby County, Alabama.

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 30th day of June, 2025.


Lauryn R. Borgschulte NKA Lauryn Pierce


Jason Pierce

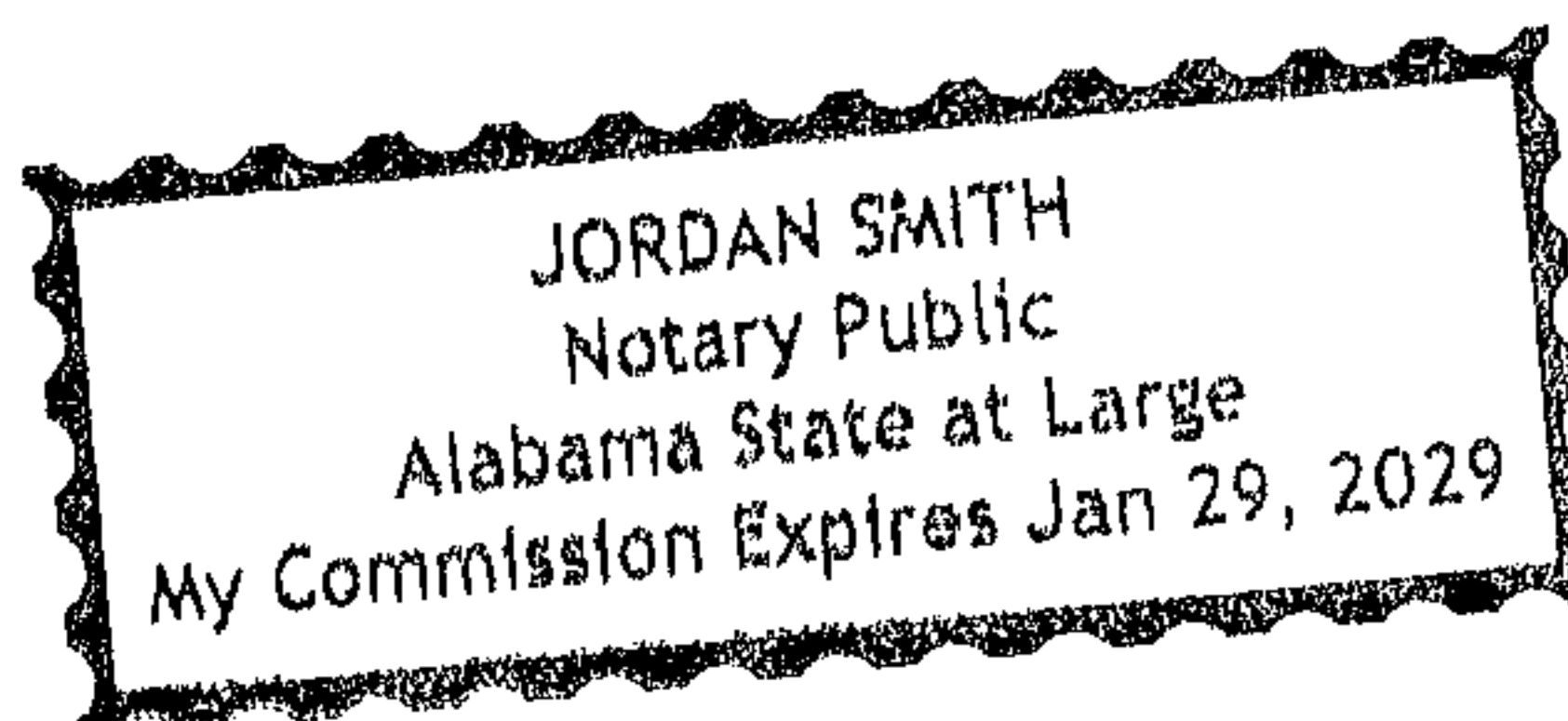
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Lauryn R. Borgschulte NKA Lauryn Pierce and Jason Pierce 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2025.


Notary Public

My Commission Expires: 1/29/29



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Lauryn R. Borgschulte NKA Lauryn Pierce and
Jason PierceGrantee's Name Judith A. LindleyMailing Address 1479 Highland Lakes Trail
Birmingham, AL 35242Mailing Address 917 Narrows Point Drive
Birmingham, AL 35242Property Address 917 Narrows Point Drive
Birmingham, AL 35242Date of Sale 06/30/2025Total Purchase Price \$340,000.00

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☐ Appraisal☐ Sales Contract☐ Other☒ Closing Statement

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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current 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 responsibility of valuing property 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 7/15/2025☐ Unattested

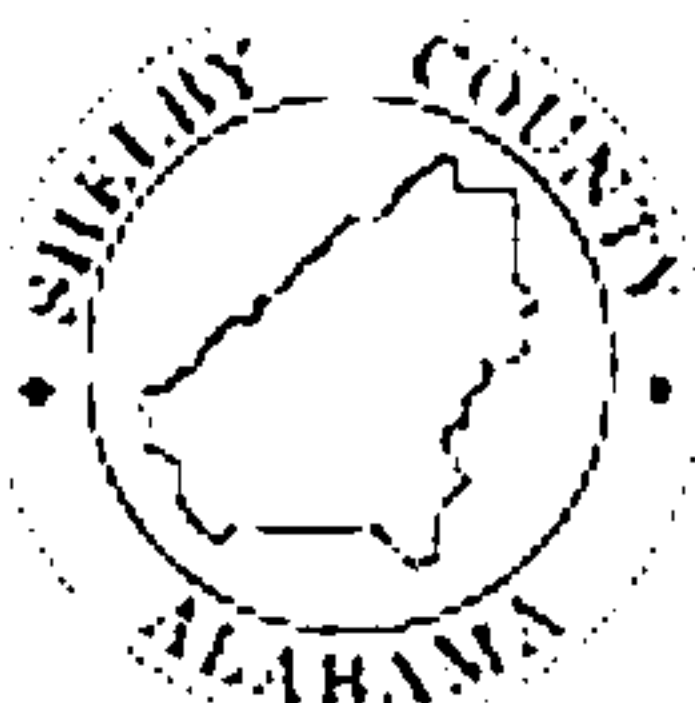
(verified by)

Print

Sign

Lavi BrewerLavi Brewer

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****07/15/2025 01:26:48 PM****\$131.00 JOANN****20250715000214090****Form RT-1**Allen S. Bayl