

Send Tax Notice to:
Michael T. Johnson

169 Narrows Peak Circle
Birmingham, AL 35242

File: BHM-25-8998

STATE OF ALABAMA
COUNTY OF SHELBY

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Mark F. Rikard, an unmarried person** (herein referred to as "Grantor," whether one or more), whose mailing address is

1580 Berry Road, Birmingham, AL 35226

by **Michael T. Johnson** (herein referred to as "Grantee"), whose mailing address is

169 Narrows Peak Circle, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **169 Narrows Peak Circle, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 22 day of August, 2025

Mark F. Rikard

Mark F. Rikard

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mark F. Rikard 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 22 day of August, 2025.

Nedra McClinton Garrett

Notary Public

My Commission Expires:

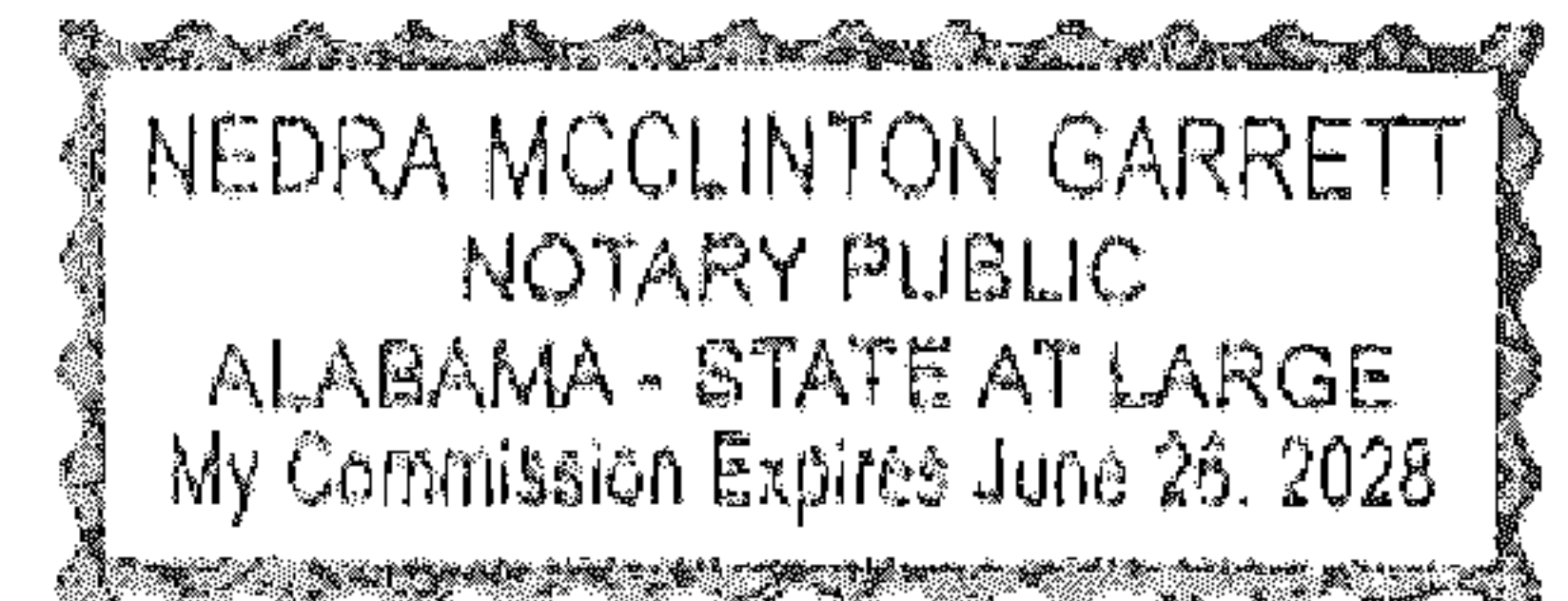


EXHIBIT A**Property 1:**

Lot 57, according to the Amended Map of Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH the non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument Instrument 2000-9755; First Amendment recorded in Instrument 2000-17136; Second Amendment recorded in Instrument 2000-36696; Assignment of Developers Rights and Obligations for The Narrows, recorded in Instrument 2000-40514, Third Amendment recorded in Instrument 2001-38328; Fourth Amendment recorded in Instrument 20020905000424180 Fifth Amendment recorded in Instrument 200201017000508250, Sixth Amendment as recorded in Instrument 20030716000450980, Seventh Amendment recorded in Instrument 20050831000450840, Eighth Amendment recorded in Instrument 20061031000537350, Ninth Amendment recorded in Instrument 20061211000599540, Tenth Amendment recorded in Instrument 20070607000266840, Eleventh Amendment recorded in Instrument 20080711000280890, all recorded in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the ("DeclarationTM)).



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2025 08:04:45 AM
\$343.00 KELSEY
20250930000298050

Alex S. Boyd