

Send tax notice to:
Deborah Gano Lancaster
261 Narrows Drive
Birmingham, AL, 35242

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

STATE OF ALABAMA

2026094

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Five Thousand Nine Hundred and 00/100 Dollars (\$355,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Alan James Troxell and Mary Catherine Sansom Troxell, husband and wife**, whose mailing address is 6084 ADDINGTON OVERLOOK NW, ALMONT, GA 30101 (hereinafter referred to as "Grantors") by **Deborah Gano Lancaster** whose property address is: **261 Narrows Drive, Birmingham, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 103, 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 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 20050831 000450840; 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 ("Declaration")).

AND ALSO:

**A parcel of land located in the Northwest quarter of Section 20, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Begin at an iron pin found with a LDW cap at the Southernmost corner of Lot 103 of NARROWS PEAK SECTOR as recorded in Map Book 31 on Pages 125 A & B in the Office of the Judge of Probate, Shelby County, Alabama, and run Northeasterly along the Southeasterly line of said Lot 103 for a distance of 56.87 feet to an iron pin found with a LDW cap at the Easternmost corner of Lot 103; thence turn an interior to the left of 89 degrees, 02 minutes, 20 seconds and run in a Southeasterly direction for a distance of 26.55 feet to an iron pin set with a SSI cap; thence turn an interior to the left of 88 degrees, 14 minutes, 12 seconds and run in a Southwesterly direction for a distance of 57.41 feet to an iron pin set with a SSI cap; thence turn an interior to the left of 91 degrees, 45 minutes 48 seconds and run in a Northwesterly direction for a distance of 23.83 feet to the point of beginning.**

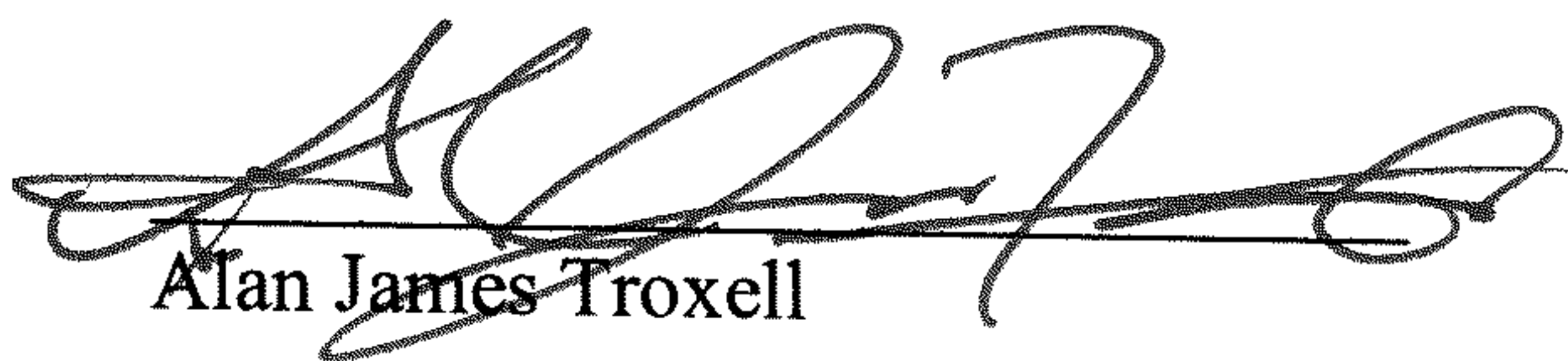
SUBJECT TO:

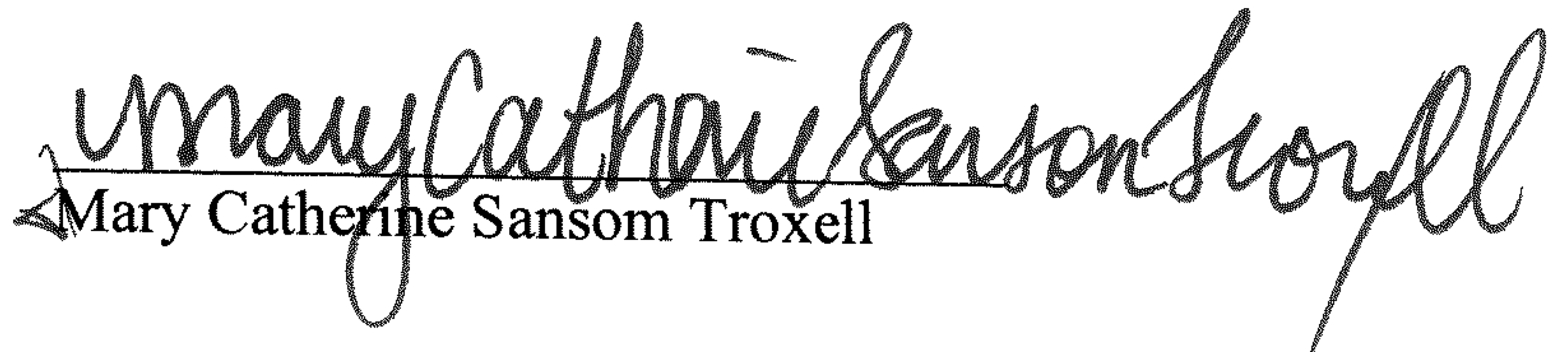
1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Easements, building lines and rights of way, if any, as shown on recorded map.
3. Restrictions, covenants and conditions as recorded in Instrument No. 2000-9755, and amended in Instrument No. 2000-17136; Instrument No. 2000-36696; Instrument No. 2001-38328; Instrument No. 200209050000424180; Instrument No. 20021017000508250 and Instrument No. 20030716000450980 in the Probate Office.
4. Easement to Alagasco recorded in Instrument No. 2000-1818 in the Probate Office.
5. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
6. Sewer Service Agreement as recorded in Instrument No. 2012-422250 in the Probate Office.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, its 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 19 day of March, 2026.

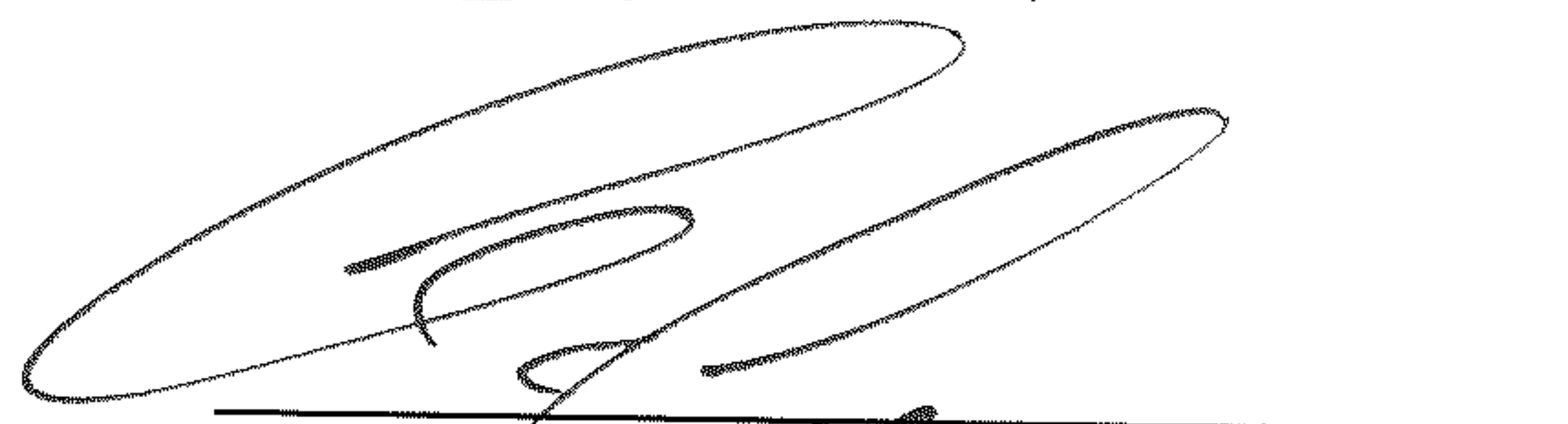

 Alan James Troxell


 Mary Catherine Sansom Troxell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alan James Troxell and Mary Catherine Sansom Troxell 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 19 day of March, 2026.


 Notary Public
 Print Name: Charles D. Spant, Jr
 Commission Expires: 4 30 28

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/24/2026 10:18:58 AM
 \$381.00 KELSEY
 20260324000083530



Allen S. Bevil