

THIS INSTRUMENT PREPARED BY:  
Robert T. Gardner, Esq.  
Adams & Reese/Lange Simpson LLP  
2100 3<sup>rd</sup> Avenue North, Suite 2100  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Patricia T. Reeder  
2015 Hunters Run  
Birmingham, Alabama 35244

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF ADAMS AND REESE, LLP, BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**WARRANTY DEED**

STATE OF ALABAMA        )

SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we

**Patricia Treadway Reeder and husband, John M. Reeder**

(herein referred to as "Grantors"), do grant, bargain, sell, and convey unto

**Patricia Treadway Reeder**

a married woman (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF CHASE PLANTATION, 4<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK, PAGE 156 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2003 which constitutes a lien but are not yet due and payable until October 1, 2004.
2. 10 foot easement on rear, as shown by recorded map.
3. Easement for ingress and egress as shown by recorded map.
4. Restrictions of covenants recorded in Misc. Volume 14, page 536 and amended in Misc. Volume 17, page 550 and Misc. Volume 34, page 549 and recorded in Real 66, page 616, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap,

familial status, or national origin.

5. Agreement with Alabama Power Company recorded in Real 69, page 455, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company recorded in Real 69, page 458, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company by instrument recorded in Real 65, page 1, in the Probate Office of Shelby County, Alabama.


**(Source of Title: Instr # 1995-32380 Probate Office of Shelby County Alabama)**

Subject to existing easements, restrictions, setback lines, rights of ways, limitations, if any, of record.

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

And we do, for ourselves and for our heirs, executors, administrators and assigns, covenant with the said Grantee, her heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the 18<sup>th</sup> day of March, 2004.

  
Patricia Treadway Reeder

  
John M. Reeder

STATE OF ALABAMA )  
SHELBY COUNTY )

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Patricia Treadway Reeder, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal as of the 18<sup>th</sup> day of March, 2004.

*Lottie Cruse McCay*

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: AUG 20, 2005  
BONDED TRUE NOTARY PUBLIC UNDER LAWS OF

STATE OF ALABAMA )  
SHELBY COUNTY )

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that John M. Reeder, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal as of the 18<sup>th</sup> day of March, 2004.

*Lottie Cruse McCay*

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: AUG 20, 2005  
BONDED TRUE NOTARY PUBLIC UNDER LAWS OF