

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

Tonya K Kelly
6555 Mill Creek Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration **Two Hundred Six Thousand and 00/100 Dollars (\$206,000.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Donald Allen Reed and wife, Tracy H Reed** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Tonya K Kelly** (hereinafter referred to as Grantee) her heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 15, according to the Final Record Plat of Greystone Farms Mill Creek Sector, Phase 2, as recorded in Map Book 21, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2004 and all subsequent years.
- 2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

Note: \$206,000.00 of the purchase price is being paid with two mortgage loans executed contemporaneously herewith.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 23 Day of July, 2004.

Donald Allen Reed
Donald Allen Reed

Tracy H Reed
Tracy H Reed

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Donald Allen Reed and Tracy H Reed** whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 23 day of July, in the year 2004.

Notary Public
My Commission Expires: 3/21/2008

