

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
David B. Stewart and Paula Stewart
1021 Sandhurst Circle
Birmingham, AL 35242

WARRANTY DEED

20140801000237280
08/01/2014 10:42:20 AM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars (\$375,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Dawn R. Reeves and husband, Clarence Ray Reeves, Jr. (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David B. Stewart and Paula Stewart (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1440, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 14th Sector, recorded as Instrument #20021101000539740, 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.


Two Hundred Two Thousand And No/100 Dollars (\$202,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.


Sixty-Six Thousand Seven Hundred And No/100 Dollars (\$66,700.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

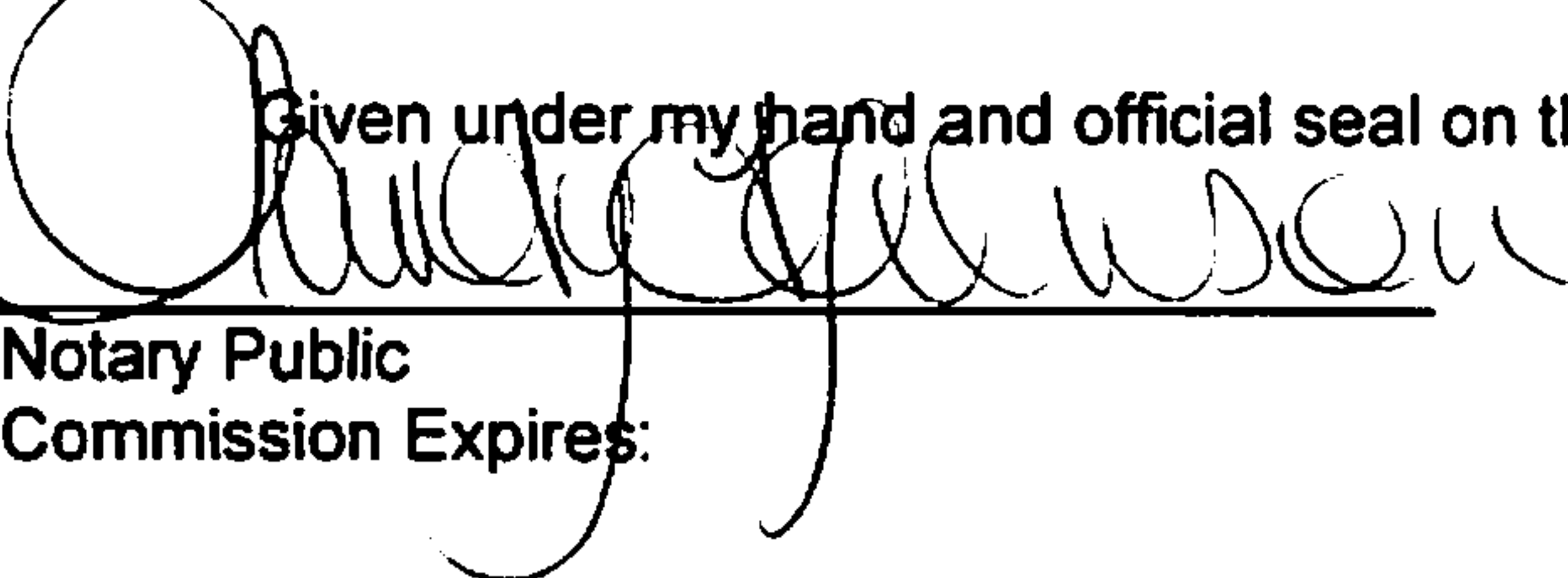
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 30, 2014.


Dawn R. Reeves

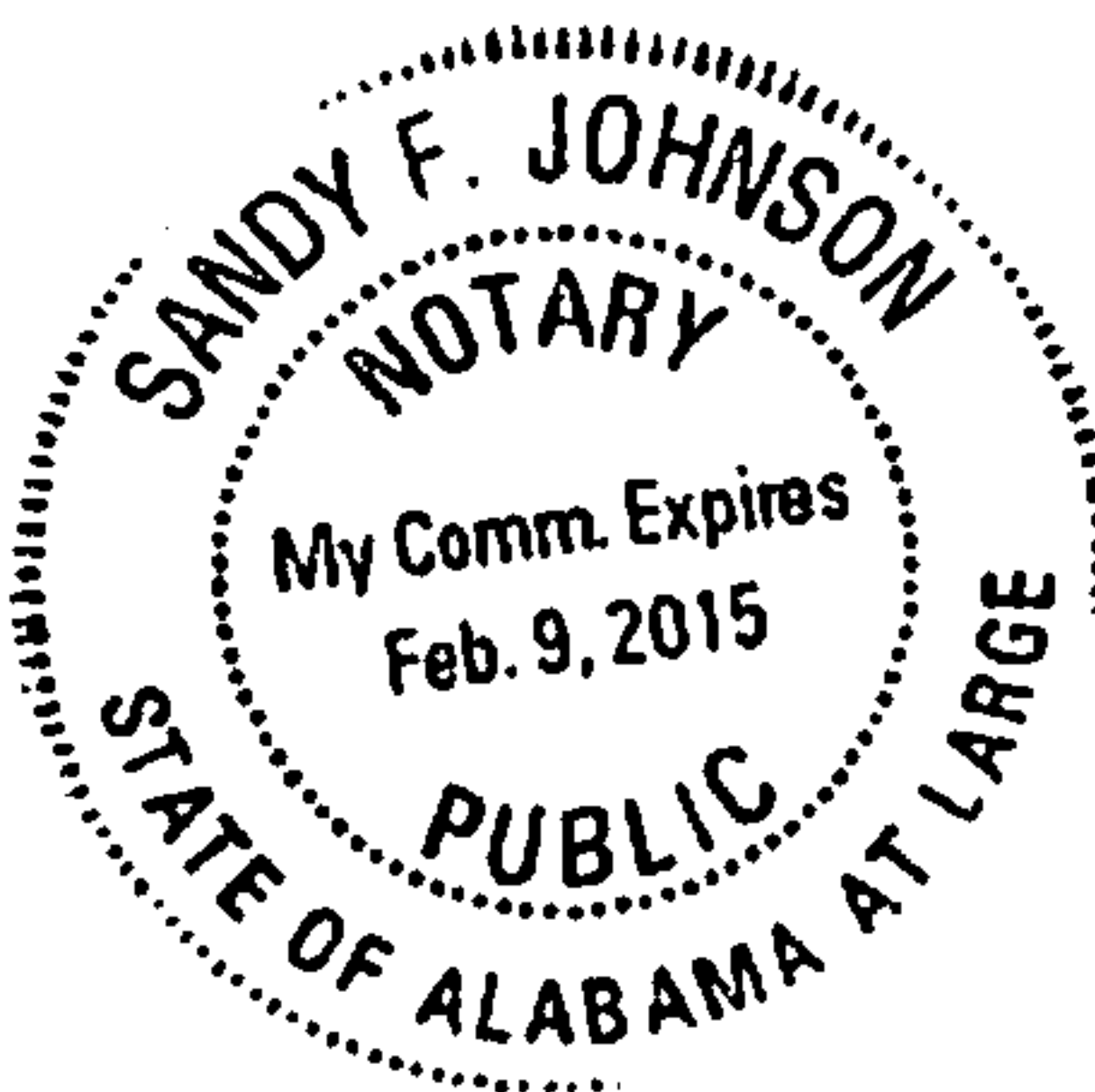

Clarence Ray Reeves, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawn R. Reeves and Clarence Ray Reeves, Jr. whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.


Notary Public
Commission Expires:

Given under my hand and official seal on the 30th day of July, 2014.



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dawn R. Reeves and Clarence Ray Reeves, Jr. Grantee's Name David B. Stewart and Paula Stewart

Mailing Address 1021 Sandhurst Circle
Birmingham, AL 35242

Mailing Address 1021 Sandhurst Circle
Birmingham AL 35242

Property Address 1021 Sandhurst Circle
Birmingham, AL 35242

Date of Sale July 30, 2014
Total Purchase Price \$375,000.00

20140801000237280 08/01/2014
10:42:20 AM DEEDS 2/2

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
Other: _____

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 - Dawn R. Reeves and Clarence Ray Reeves, Jr., 1021 Sandhurst Circle,
Birmingham, AL 35242.

Grantee's name and mailing address - David B. Stewart and Paula Stewart, , .

Property address - 1021 Sandhurst Circle, Birmingham, AL 35242

Date of Sale - July 30, 2014.

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 with 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: July 30, 2014

Sign David B. Stewart
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2014 10:42:20 AM
\$123.50 CHERRY
20140801000237280

James W. Fuhrmeister