

Send tax notice to:
MARCUS RILEY DAVIS
811 PARADISE POINT DR
COLUMBIANA, AL, 35051

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

STATE OF ALABAMA

2018245

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Seven Thousand and 00/100 Dollars (\$297,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LINDA REESE, a single woman, whose mailing address is: 913 Barkley Dr Alabaster AL 35007 (hereinafter referred to as "Grantor") by MARCUS RILEY DAVIS whose property address is: 811 PARADISE POINT DR, COLUMBIANA, AL, 35051 hereinafter referred to as Grantee"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Paradise Point - Sector Two, as recorded in Map Book 11, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 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.
4. Ingress/Egress easement as recorded in Inst. No. 20080609000233000.
5. Easement recorded In Real Book 179, Page 278.
6. Right-of-way granted to Alabama Power Company recorded in Deed Book 242, Page 369.
7. Rights of other parties in and to the use of the easements as described in Real Book 39, Page 377.
8. Riparian rights associated with the lake under applicable State and/or Federal law.
9. Restrictions appearing of record in Real Book 148, Page 79.

\$237,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

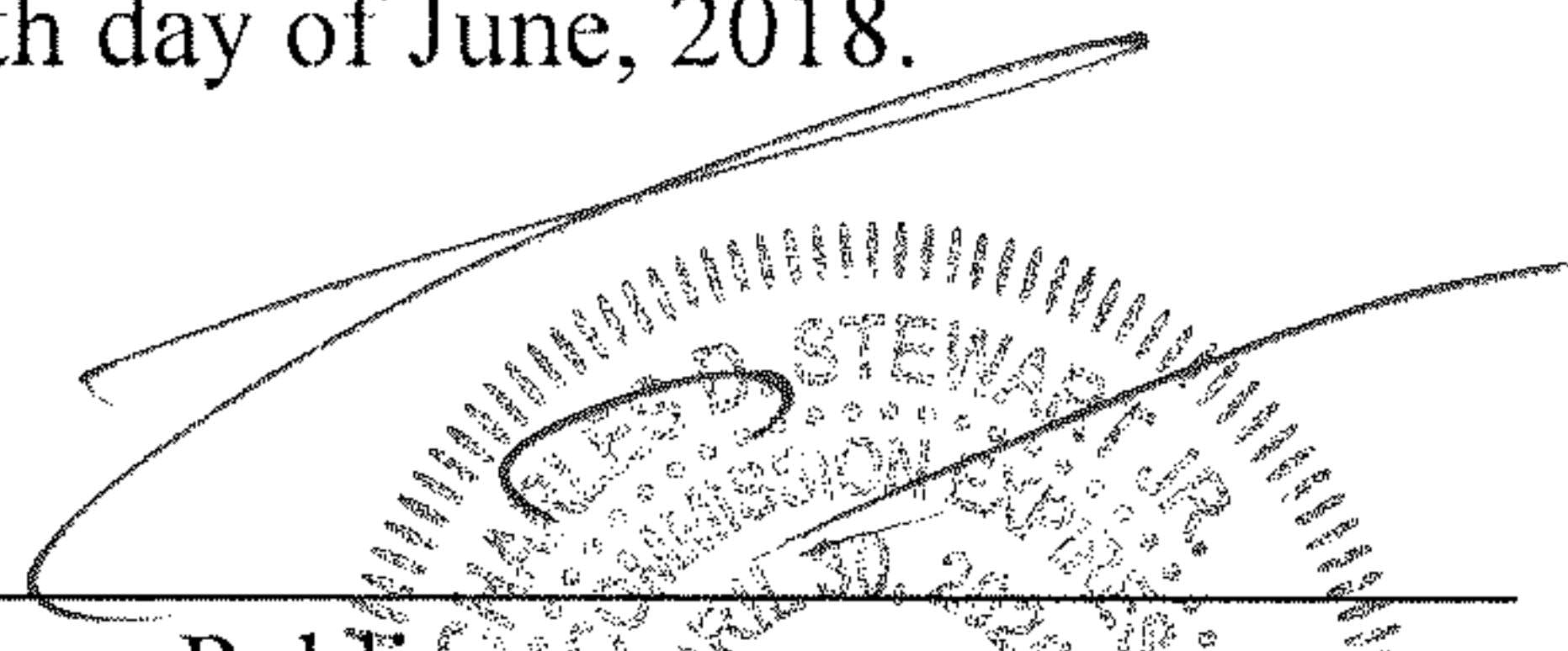
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 4th day of June, 2018.

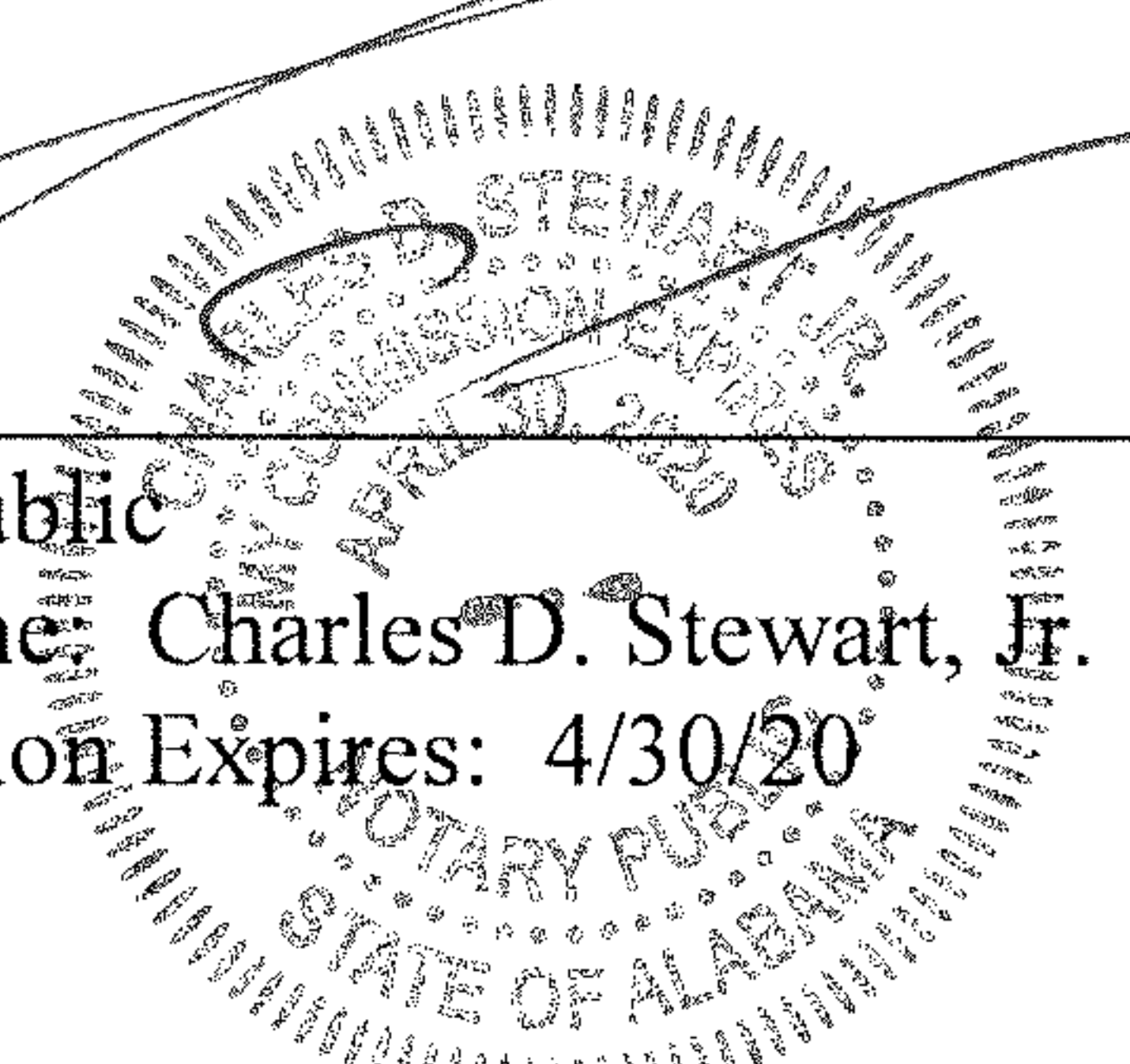

LINDA REESE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDA REESE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2018 08:42:17 AM
\$315.00 CHERRY
20180607000200270

