



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

1995-08961

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Eight Thousand One Hundred Ninety and 00/100 Dollars (\$28,190.00)

to the undersigned grantor, Yellowleaf Estates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Gregg A. Reaves and wife, Karen Reaves

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Chelsea, Alabama, in Shelby County, Alabama to-wit:

Lot 33, First Sector, according to the survey of Yellowleaf Ridges Estates, as recorded
in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama. Situated in
Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, building lines, easements and covenants of record.

Inst # 1995-08961

04/07/1995-08961
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
37.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are
free from all encumbrances,

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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William F. Spratlin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of April 1995.

ATTEST:

Secretary By William F. Spratlin President

STATE OF ALABAMA
COUNTY OF SHELBY

}

I, Summey B. Higgins, Jr. a Notary Public in and for said County in said
State, hereby certify that William F. Spratlin
whose name as the President of Yellowleaf Estates, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 3rd day of April 1995.

1658 WINGFIELD DR
BHAM AL 35242

Summey B. Higgins, Jr.
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS. Notary Public