

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

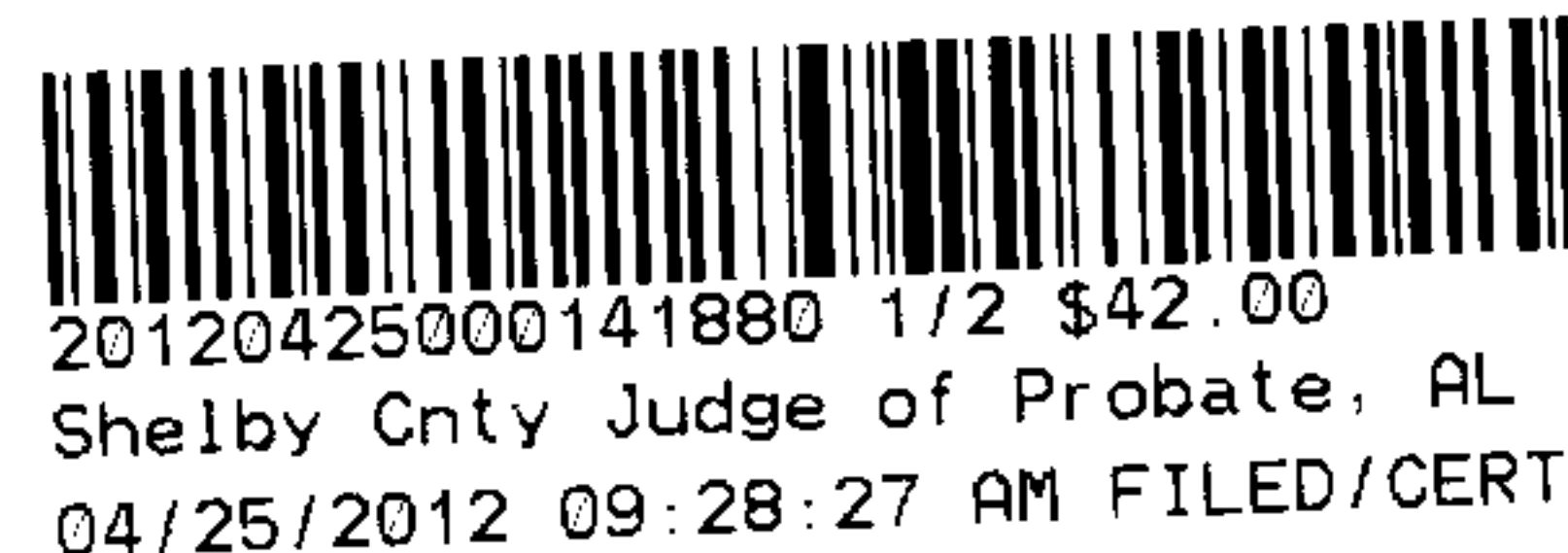
Send Tax Notice To: Richard L. Reaves
960 Co Rd 438
Wilsonville AL 35186,

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Twenty Seven Thousand dollars and Zero cents (\$27,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gwendolyn G. Reid, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Richard L. Reaves and Martha S. Reaves (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Gwendolyn G. Reid and Gwendolyn W. Reid are one in the same person.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of April, 2012.

_____ (Seal)	<u>Gwendolyn G. Reid</u> (Seal) Gwendolyn G. Reid
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gwendolyn G. Reid 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2012.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

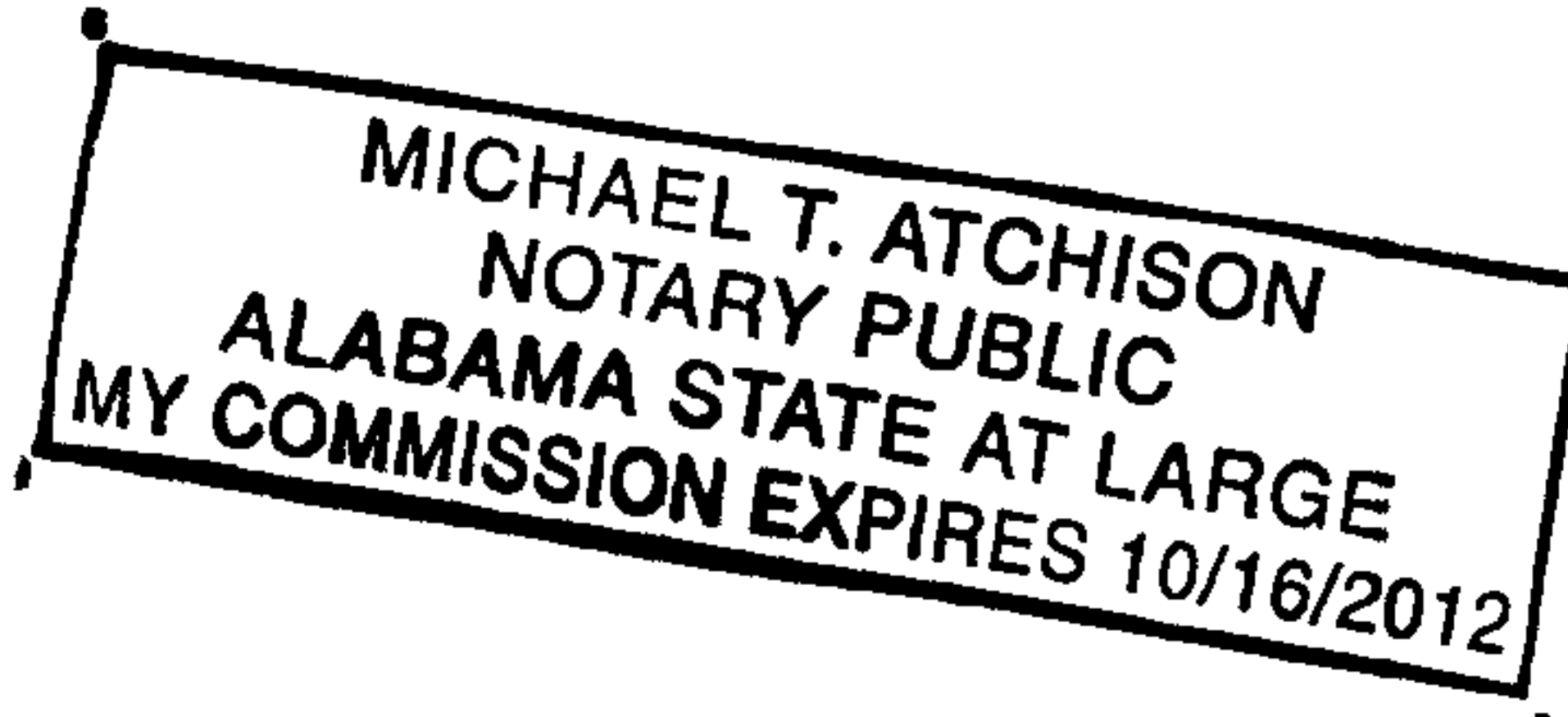


EXHIBIT A

PARCEL 1:

Lot 1, Memory Lane Subdivision, as recorded in Map Book 27, Page 88, in the Probate Office of Shelby County, Alabama.

PARCEL 2:

Commence at the southeast corner of the Northwest ¼ of the Southwest ¼ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, being the point of beginning; thence run North 01 degree 00 minutes 10 seconds West a distance of 86.53 feet to the southeasterly right of way line of Shelby County Road No. 438; thence run South 44 degrees 50 minutes 58 seconds West along said road right of way line for a distance of 118.30 feet; thence South 88 degrees 20 minutes 29 seconds East for a distance of 84.98 feet to the point of beginning.



20120425000141880 2/2 \$42.00
Shelby Cnty Judge of Probate, AL
04/25/2012 09:28:27 AM FILED/CERT

Shelby County, AL 04/25/2012
State of Alabama
Deed Tax:\$27.00