

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOHNNY W. REESE, a Married man and CAROL M. REESE, a Married woman** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **WTM PROPERTIES, LLC**, an Alabama Limited Liability Company (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Shelby County Property:

Lot 2, according to the Survey of CVS Addition to Alabaster, as recorded in Map Book 25, page 58, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

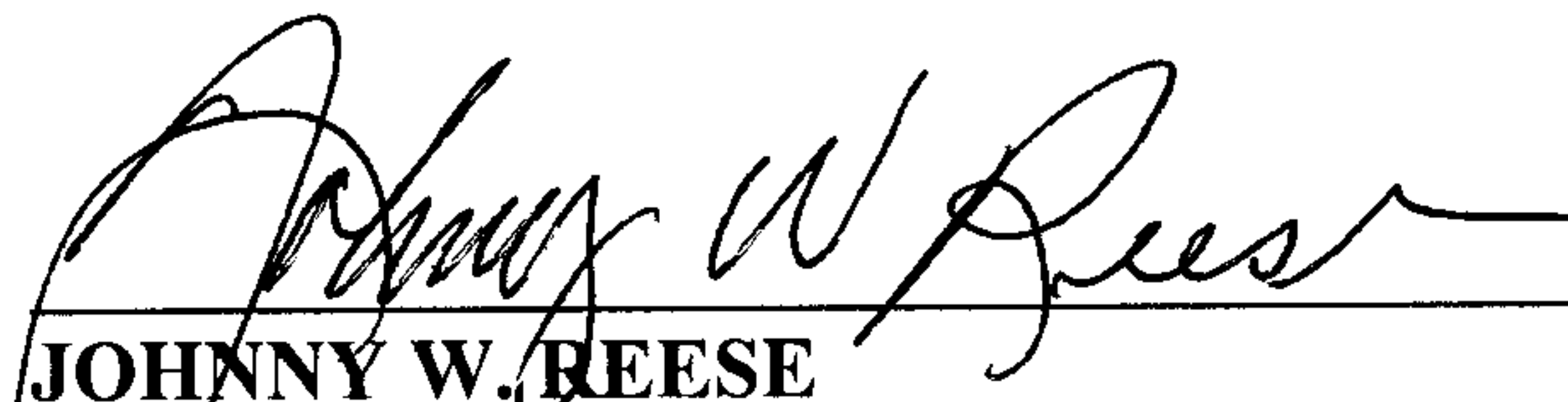
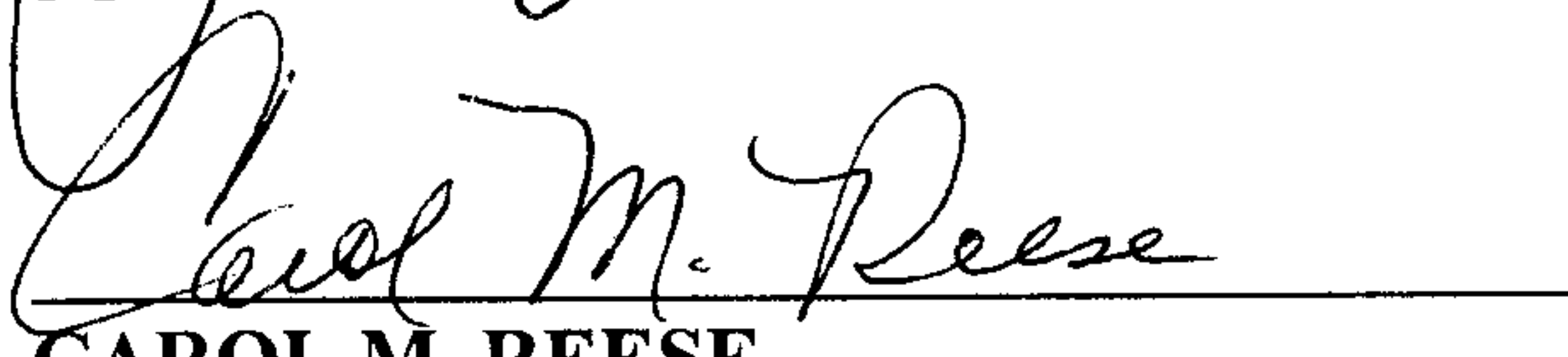
1. **Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 203, page 256, and Deed Book 194, page 61, in Shelby County, Probate Office.**
2. **Subject to Easement Agreement recorded in Instrument Number 1991-10921, in Shelby County, Probate Office.**
3. **The restrictive covenants contained in instrument filed for record in said office in Book 1999 Page 10921 a copy of which is hereto attached. This policy insures that the said restrictive covenants do not contain a reversionary or forfeiture clause, the provisions thereof have not been violated to date and further violation thereof will not cause a reversion or forfeiture of the title and will not affect the validity or priority of the lien hereby insured. (Shelby County)**
4. **Right of Way to the State of Alabama by instrument(s) recorded in Book 52, Page 491.**
5. **The restrictive covenants contained in instrument filed for record in said office in Book 1999, page 10921.**

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 12th day of April, 2013.


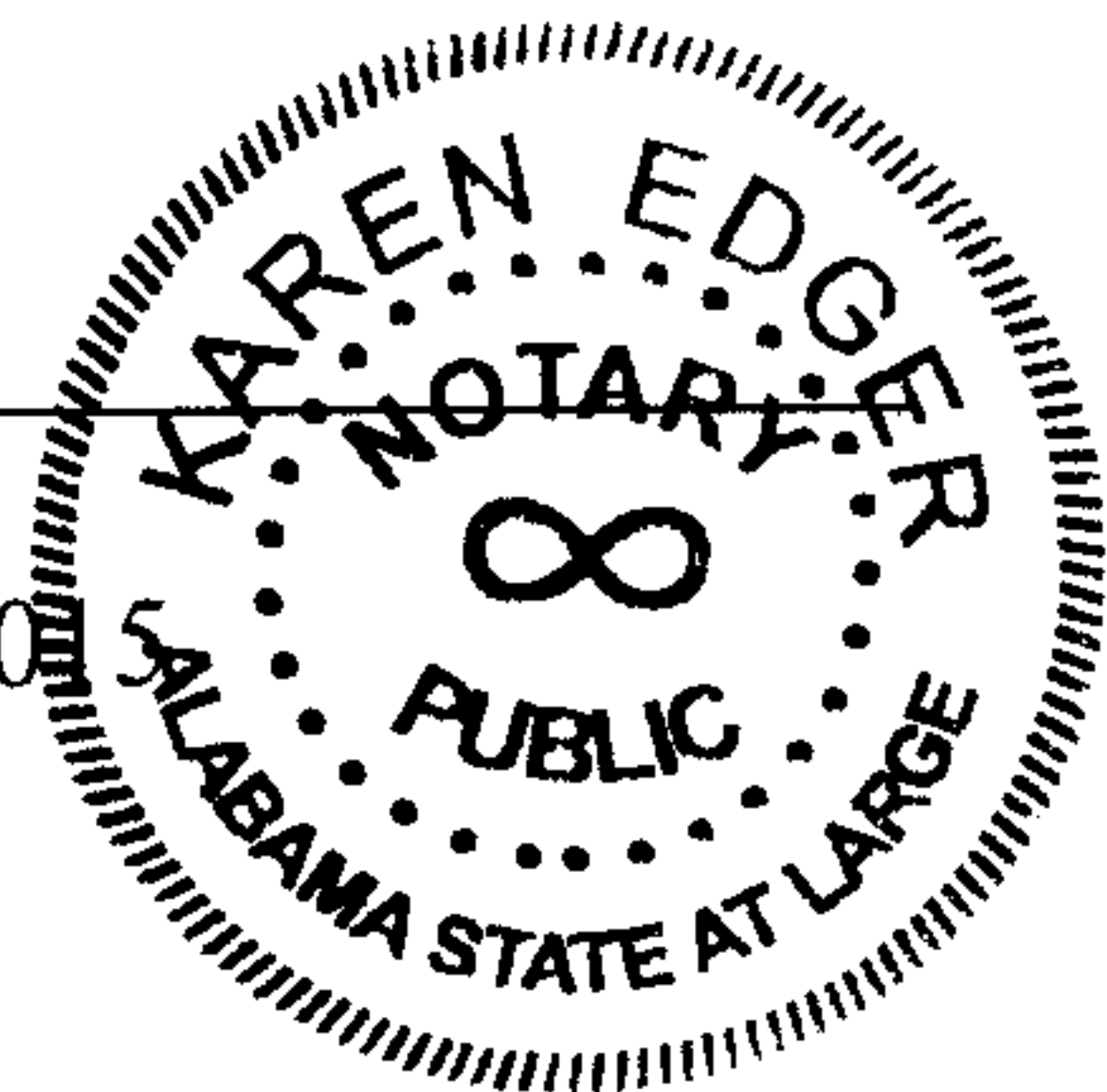
 {L.S.}
JOHNNY W. REESE
 {L.S.}
CAROL M. REESE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **JOHNNY W. REESE and CAROL M. REESE**, 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 voluntarily on the day the same bears date.

This 12th day of April, 2013


Notary Public: Karen Edger
My commission expires: 06-07-2015


Grantor's Name and mailing address:
JOHNNY W. REESE
CAROL M. REESE

Grantee's Name and mailing address:
WTM PROPERTIES, LLC
1135 DUNNAVANT PLACE
BIRMINGHAM, AL 35242

Property address:
11063 HIGHWAY 119
ALABASTER, AL

Date of Sale: April 12, 2013

Total Purchase Price: 392,500.00
Or
Actual Value:
Or
Assessed Value: .00

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

This property does _____ does not ☒ constitute the homestead of the Grantor or the Grantor's spouse. (Check One)

THIS INSTRUMENT PREPARED BY:

Keith Jones
Wolfe, Jones & Conchin
905 Bob Wallace Avenue
Huntsville, AL 35801

File # J13-0577


20130426000170550 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/26/2013 01:26:11 PM FILED/CERT