

Shelby County, AL 10/03/2014
State of Alabama
Deed Tax: \$45.00

20141003000310940 1/1 \$59.00
Shelby Cnty Judge of Probate, AL
10/03/2014 12:50:01 PM FILED/CERT

This deed is prepared without the benefit of title insurance or title examination or survey at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
Joyce B. Reed

117 Prescott Place
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) *being the consideration being agreed upon by the Grantor(s) and Grantee(s)*, to the undersigned grantor (whether one or more), a corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the corporation, Jack Segars Heating & Air, Inc., a Corporation, whose mailing address is 3505 Warrior River Rd, Hunley, AL 35023 (herein referred to as Grantor(s)) grants, sells, bargains and conveys unto Joyce B. Reed, whose mailing address is (herein referred to as Grantee(s)) the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 4, according to the Survey of Final Plat Prescott Place, as recorded in Map Book 33, Page 126, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument No. 20050418000182390, Shelby County, Alabama
Property Address: Lot 4, Prescott Place; TIP: 12-6-24-0-0-15.000

TO HAVE AND HOLD the aforegranted premises in fee simple to the said Grantee her heirs, successors and assigns forever.

And said corporation does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Jack Segars Heating & Air, Inc. by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this date: September 26, 2014.

GRANTOR(S): Jack Segars Heating & Air, Inc.

By Brian Segars (SEAL), Its President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

President I, the undersigned notary public in for said State, hereby certify that, Brian Segars, the President of Jack Segars Heating & Air, Inc. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: September 26, 2014.

Catherine N. Ack (Seal)
Notary Public
My Commission Expires: 11/12/16