

This instrument was prepared by:

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20150116000017840

01/16/2015 03:19:33 PM

DEEDS 1/2

Send Tax Notice To:

Michael Brannon
Shanna Nowlin-Brannon

2776 South River Rd.
Shelby, AL 35143

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$386,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we John M. Reeder, Jr. and Patricia S. Reeder Husband and Wife, whose mailing address is 4432 Reserve Dr. Hoover, AL 35226 -- (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Brannon and Shanna Nowlin-Brannon, whose mailing address is

2776 South River Rd. Shelby, AL 35143 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 2776 South River Road, Shelby, AL 35143; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note: \$366,700.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 15th day of January, 2015.

John M. Reeder Jr.

John M. Reeder, Jr.

Patricia S. Reeder

Patricia S. Reeder

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that John M. Reeder, Jr. and Patricia S. Reeder, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of January, 2015.

[Signature]
Notary Public

Commission Expires: 3/5/17



S14-3497HUD

EXHIBIT "A"
Legal Description

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 22 South, Range 1 East, Shelby County, Alabama; thence run Southerly along the West line thereof for 12.0 feet to the Point of Beginning; thence continue last described course for 315.0 feet; thence 90 degrees 12 minutes 19 seconds left run Easterly for 1359.71 feet; thence 125 degrees 51 minutes 31 seconds left run Northwesterly for 72.40 feet; thence 11 degrees 46 minutes 18 seconds right run Northeasterly for 175.82 feet; thence 68 degrees 58 minutes 09 seconds right run 106.87 feet; thence 75 degrees 53 minutes 46 seconds left run 23.44 feet; thence 58 degrees 59 minutes 10 seconds left run Westerly for 1307.75 feet to the Point of Beginning.

EXCEPT from said parcel any and all portions of lands that lie below the datum plane of 397 feet above mean sea level, as established by the USC&G Survey. Said parcel is also subject to a flood right up to the datum plane of 3998 feet above mean sea level.

Also, a 60 foot easement for ingress and egress and installation of utilities over and across road easement the center of which is described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 22 South, Range 1 East; thence run Easterly along the South line thereof for 406.69 feet to the Point of Beginning; thence 94 degrees 52 minutes 21 seconds left run 427.20 feet to a curve (concaved Easterly and a radius of 435.87 feet; thence run along the arc of said curve for 175.7 feet to a tangent of said curve; thence along said tangent for 724.43 feet to a curve to the right concaved Southeasterly and a radius of 227.17 feet); thence run along the arc of last said curve for 111.37 feet; thence along the tangent thereof for 26.9 feet; thence run along a curve to the left (concaved Northwesterly and a radius of 7544.81 feet); for an arc distance of 359.93 feet; thence run along a tangent for 15.52 feet; thence run along a curve to the left (concaved Northwesterly and a radius of 3583.17 feet) for an arc distance of 199.95 feet; thence run along a tangent for 174.95 feet; thence run along a curve to the left (concaved Northwesterly and a radius of 848.69 feet) for an arc distance of 238.42 feet; thence run along a tangent for 545.60 feet; thence run along a curve to the left (concaved Westerly and a radius of 399.17 feet) for an arc distance of 167.96 feet; thence run along a tangent for 146.04 feet; thence 48 degrees 01 minute 34 seconds right run 91.50 feet; thence run along a survey to the right (concaved Southeasterly and a radius of 390.59 feet) for an arc distance of 157.82 feet; thence run along a tangent of said curve for 48.18 feet to the Point of Ending.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/16/2015 03:19:33 PM
\$36.50 CHERRY
20150116000017840

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the official text.