

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Samantha L. Reaves  
328 Pebble Lane  
Alabaster, AL 35007  
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )

COUNTY OF SHELBY )  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand and 00/100---(\$70,000.00) Dollars.  
As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I

Samantha L. Reaves and Stephen L. Reaves, a married couple  
(Whose address is 328 Pebble Lane, Alabaster, AL 35007)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Samantha L. Reaves and Stephen L. Reaves  
(Whose address is the property address)  
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real  
estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of First Addition to Ashford Heights, as recorded in Map Book 17,  
Page 15, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

Note: Samantha L. Reaves is one and the same person as Samantha W. Giddens.

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.

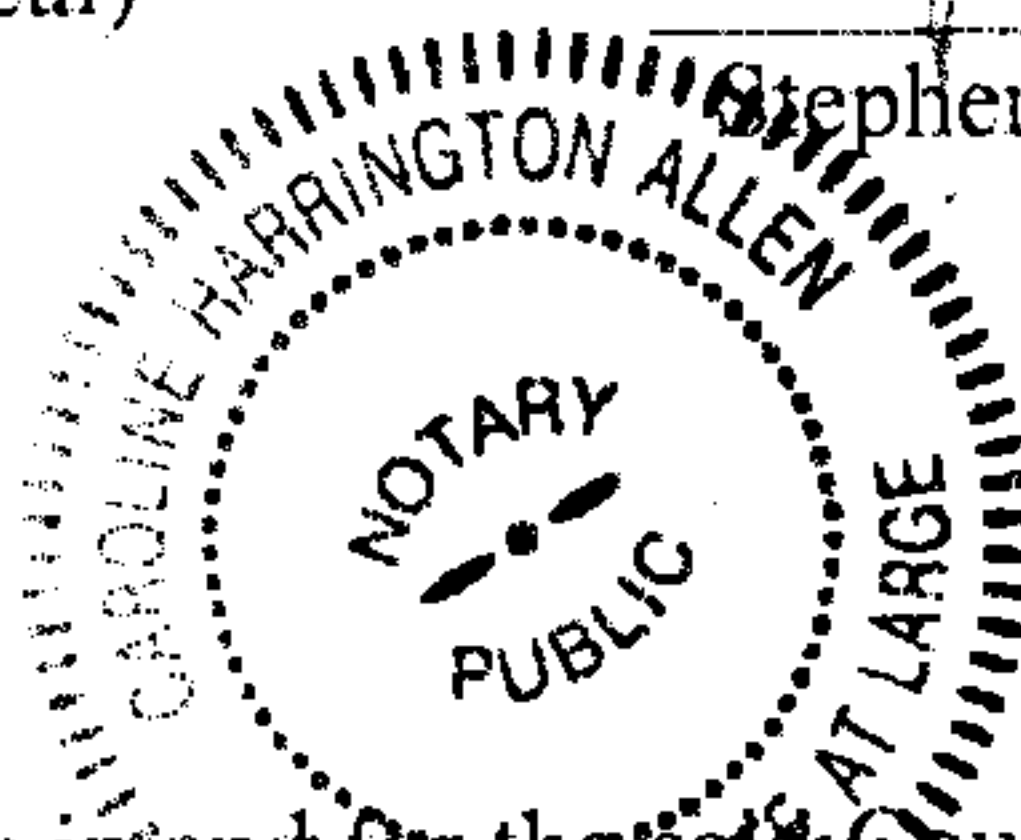
And I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant  
with the said GRANTEES, their heirs and assigns that I am /we are lawfully seized in fee simple of said  
premises; that they are free from all encumbrances, unless otherwise noted above; that I /we have 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/we have hereunto set my/our hand(s) and seal(s), this 24th  
day of October, 2016.

Samantha L. Reaves (Seal)  
Samantha L. Reaves

Stephen L. Reaves (Seal)  
Stephen L. Reaves

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )



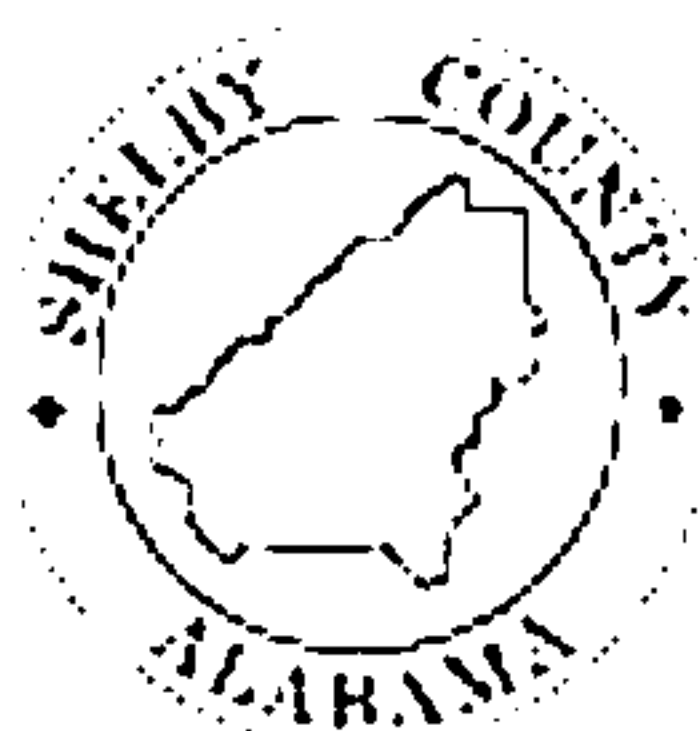
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify  
Samantha L. Reaves and Stephen L. Reaves 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 the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, A.D., 2016.

My Commission Expires: 09/22/17

Caroline Harrington Allen  
Notary Public: Caroline Harrington Allen



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/02/2016 09:46:08 AM  
\$86.00 CHARITY  
20161102000400960

James W. Fuhrmeister