

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Michael Reagan
247 Forest Lakes Drive
Sterrett, AL 35147

Warranty Deed

20161102000402820

11/02/2016 12:38:05 PM

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

DEEDS 1/2

SHELBY COUNTY)

That in consideration of \$130,000.00, 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 Jennifer Edens White f/k/a Jennifer L. Edens, (grantee in Deed recorded in Instrument # 201301080000010740, whose mailing address is

110 Wadsworth Cir. Madison, AL 35558 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael D. Reagan, whose mailing address is 247 Forest Lakes Dr. Sterrett AL 35147 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 247 Forest Lakes Drive, Sterrett, AL 35147; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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: \$130,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jennifer Edens White f/k/a Jennifer L. Edens, (grantee in Deed recorded in Instrument # 201301080000010740 has/have hereunto set his/her/their hand(s) and seal(s), this 28th day of October, 2016.

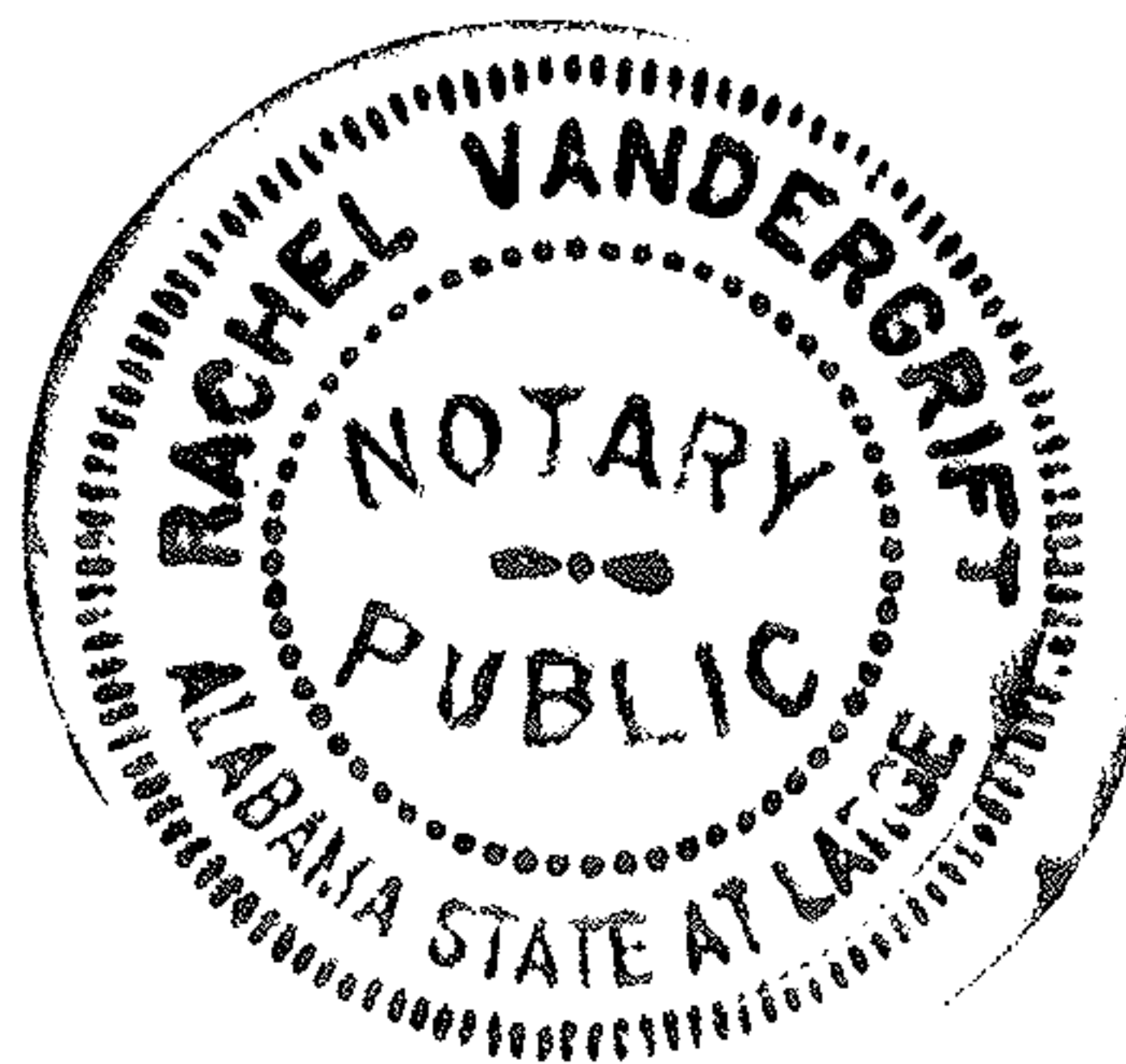
Jennifer Edens White
Jennifer Edens White f/k/a Jennifer L. Edens
Mark White
Mark White

State of AL
Limestone County

I, Rachel Vandergrift, a notary for said County and in said State, hereby certify that Jennifer Edens White f/k/a Jennifer L. Edens and Mark White, 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 28th day of October, 2016.

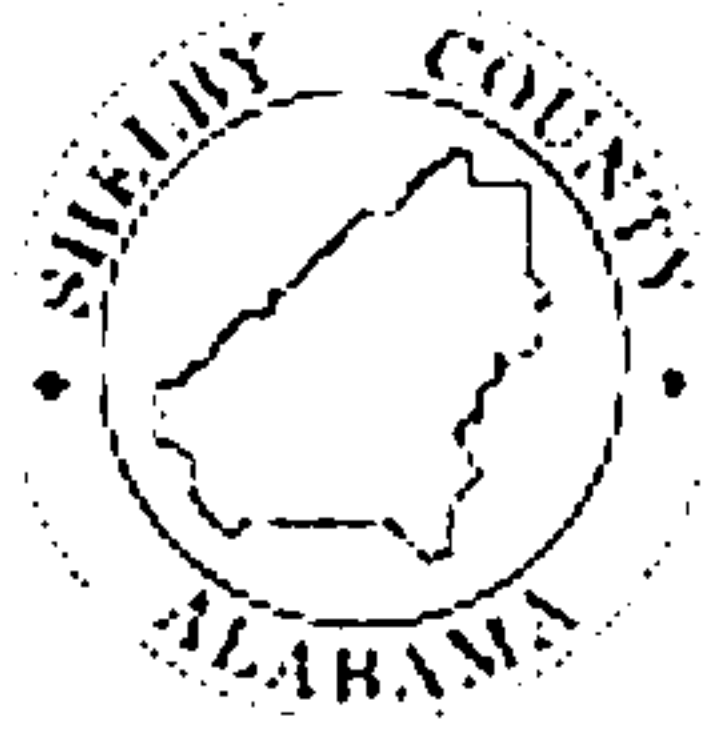
Rachel Vandergrift
Notary Public
Commission Expires: 6/3/2019



S16-2876CDF

20161102000402820 11/02/2016 12:38:05 PM DEEDS 2/2
Legal Description

Lot 644, according to the Survey of Forest Lakes, 12 Sector, as recorded in Map Book 34, Page 3, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 12:38:05 PM
\$19.00 CHARITY
20161102000402820

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.