

Send tax notice to:

Randall K. Ely and Ronald P. Colcol, Jr.
12142 Oak Leaf Dr.
Rossmoor, CA 90720
BHM1600962

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

20161202000441850

12/02/2016 03:16:40 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Five Thousand and 00/100 Dollars (\$275,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Robert H. Reynolds and Elizabeth B. Reynolds**, husband and wife, whose mailing address is 118 Southview Drive, Hoover, AL 35244 (hereinafter referred to as "Grantors"), by **Randall K. Ely and Ronald P. Colcol, Jr.**, whose mailing address is 12142 Oak Leaf Dr., Rossmoor, CA 90720 (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **118 Southview Drive, Hoover, AL 35244**, to-wit:

Lot 37, according to the survey of Southpointe, 9th Sector, Phase 1, as recorded in Map Book 16, Page 80, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

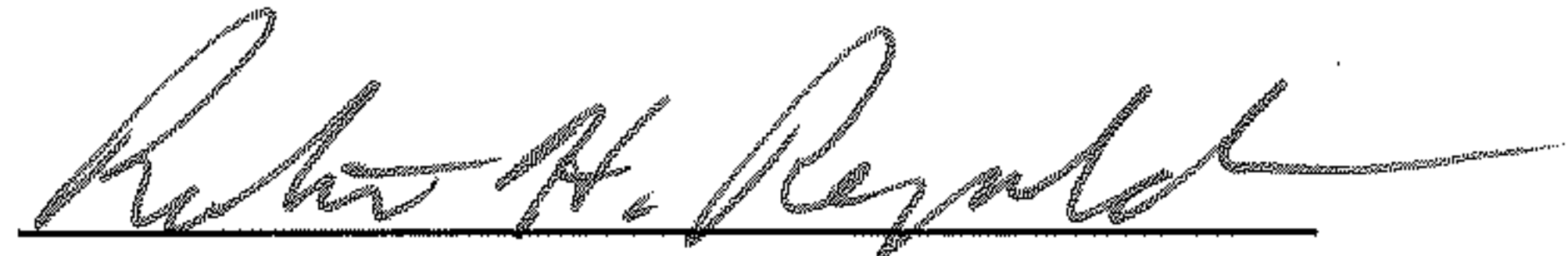
MINING AND MINERAL RIGHTS EXCEPTED.

\$206,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Robert H. Reynolds and Elizabeth B. Reynolds have hereunto set their signatures and seals on NOV. 28, 2016.


Robert H. Reynolds


Elizabeth B. Reynolds

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert H. Reynolds and Elizabeth B. Reynolds**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of NOVEMBER, 2016.

(NOTARIAL SEAL)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR. 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/02/2016 03:16:40 PM
\$87.00 CHERRY
20161202000441850



