

20170407000118560

04/07/2017 11:51:47 AM

DEEDS 1/3

Send tax notice to: Christopher D. Reyer and Jessica H. Reyer, 3021 Ritha Circle, Birmingham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred twenty-four thousand nine hundred and no/100 (\$324,900.00) dollars 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

Dana Hill White, an unmarried woman, whose mailing address is:

2889 Acton Rd; Apt. H; Birmingham, AL 35243

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Christopher D. Reyer and Jessica H. Reyer, whose mailing address is:

3021 RITHA CIRCLE, BIRMINGHAM, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 3021 Ritha Circle, Birmingham, AL 35242 to-wit:

See Exhibit A.

Subject to: All easements, restrictions and rights of way of record.

\$308,655.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 5th day of April, 2017.

Dana Hill White (SEAL)
DANA HILL WHITE

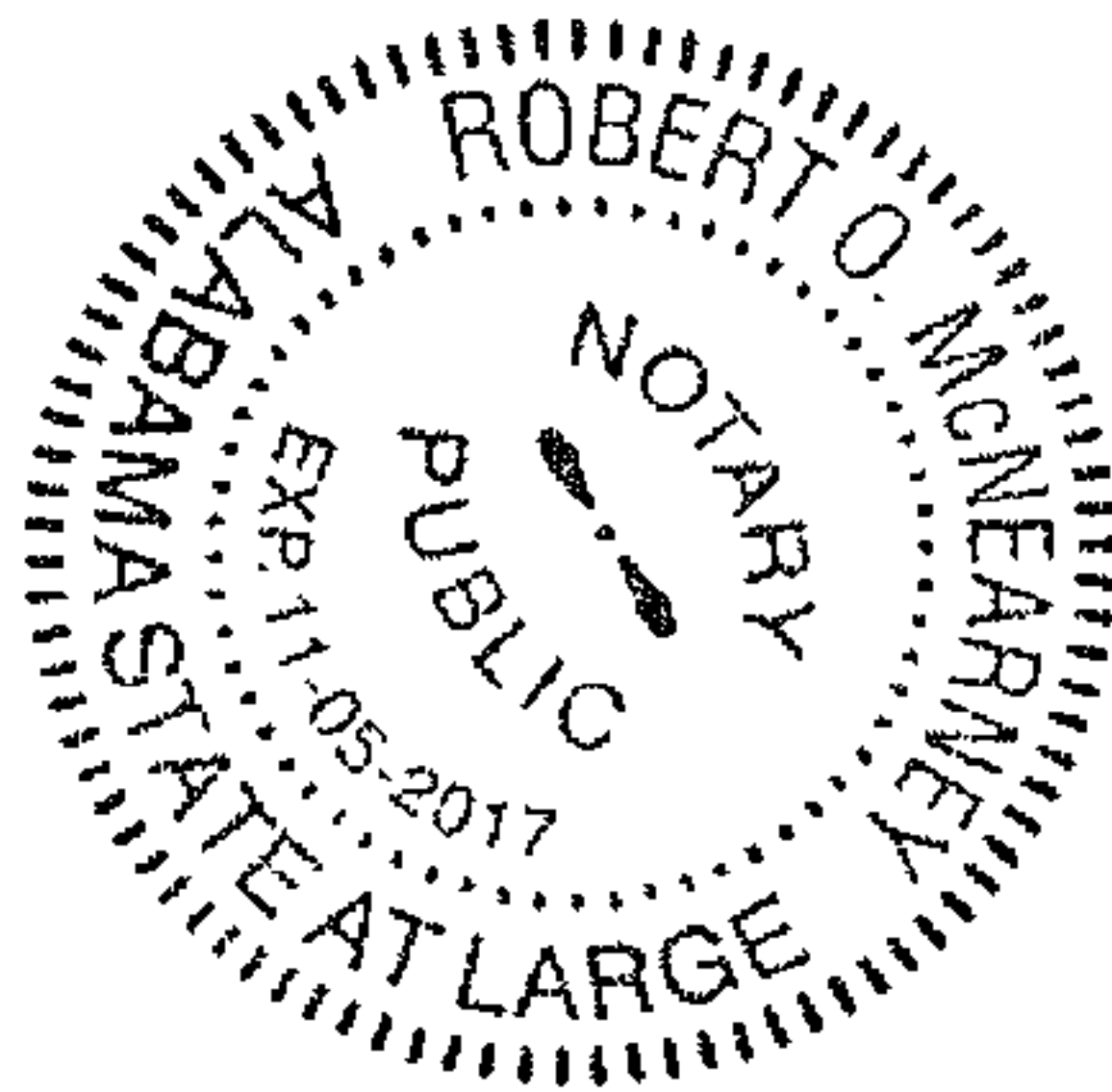
State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dana Hill White, an unmarried woman, 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 he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2017.

My commission expires: 11/3/17

Robert O. McNearney
NOTARY PUBLIC



**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 17-3865

From the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, run Southerly along the East boundary line of said quarter-quarter section 225 feet; thence turn an angle of 90 degrees 18 minutes 30 seconds to the right and run Westerly 300 feet; thence turn an angle of 90 degrees 00 minutes to the left and run Southerly 31.225 feet to a point situated on the arc of a circle, said circle curving Northwesterly and said curve having a radius of 40 feet, and said point being the point of beginning of the land herein described; thence continue Southerly along last described course for a distance of 158.775 feet; thence turn an angle of 27 degrees 30 minutes to the right and in a Southwesterly direction for a distance of 202 feet, more or less, to a point in the center of Bishop Creek, said point being the Southeast corner of subject property; thence reverse last stated course and run Northeasterly for a distance of 202 feet, more or less; thence turn an angle of 27 degrees 30 minutes to the left and run Northerly for a distance of 158.775 feet to a point on the arc of a circle curving Northwesterly and having a radius of 40 feet; thence turn an angle to the left measured from the chord of a curve 45 degrees 00 minutes and run Northwesterly 8.80 feet for the chord of this described segment of arc; thence run Northwesterly along the arc of said segment of circle for 8.81 feet; thence from the chord of said segment of circle turn an angle of 45 degrees to the left and run Westerly 239.05 feet; thence turn an angle of 90 degrees to the left and run Southerly for a distance of 505 feet, more or less, to a point in the center of Bishop Creek, said point being the Southwest corner of subject property; thence run Northeasterly along the center of the meanderings of Bishop Creek for a distance of 237 feet, more or less, to the Southeast corner of subject property.

Situated in Shelby County, Alabama.

Subject to all easements, restrictions, and rights of way of record.

The proceeds of this loan have been applied to the purchase price of the property herein conveyed to mortgagor simultaneously herewith.

File No.: 17-3865
Exhibit A Legal Description



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2017 11:51:47 AM
\$37.50 DEBBIE
20170407000118560

Page 1 of 1

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister".