

This instrument was prepared by:

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3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

20171101000396620

11/01/2017 03:05:14 PM

DEEDS 1/2

Send Tax Notice To:

Martin & Emily Reed
101 Conch Circle
Alabaster, AL 35007

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$161,000.00, the amount of which can be verified in the Sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Matthew T. Willoughby and Mandy K. Willoughby Husband and Wife (the "Grantor", whether one or more), whose mailing address is 7716 South Crest Trail Helena AL 35006, do hereby grant, bargain, sell, and convey unto Martin Reed and Emily Reed (the "Grantees"), whose mailing address is 101 Conch Circle, Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 101 Conch Circle, Alabaster, AL 35007; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$156,170.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Matthew T. Willoughby and Mandy K. Willoughby Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of October, 2017.

Matthew T. Willoughby

Mandy K. Willoughby

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Matthew T. Willoughby and Mandy K. Willoughby, 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 30th day of October, 2017.

Notary Public

Commission Expires: 10/31/2020

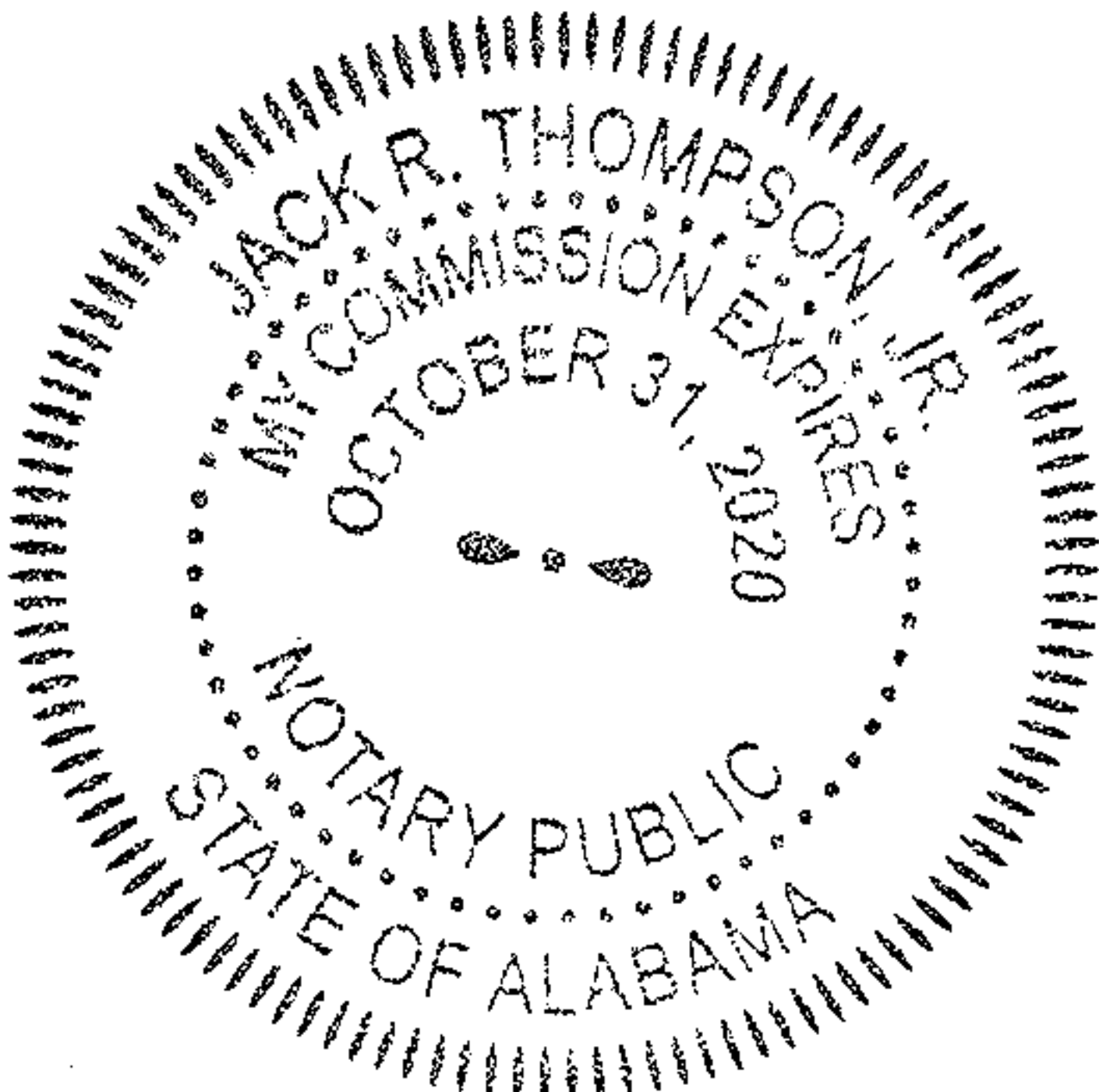


EXHIBIT "A"
Legal Description

Lot 90, according to the Survey of Third Sector Portsouth as recorded in Map Book 7, Page 110, 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
11/01/2017 03:05:14 PM
\$23.00 DEBBIE
20171101000396620

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