

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
Lauren N. Smith, Esquire
80 N Village Dr.
Gardendale, AL 35071
For National Title & Appraisal, Inc.
File #185664

SEND TAX NOTICE TO:
15679 Highway 42
Shelby, AL 35143

STATE OF AL

COUNTY OF Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **David G. Reeves, a married man*, individually and as Co-Personal Representative of the Estate of Ann Clayton Reeves, Case # PR 2017-000575 and George Daniel Reeves, a married man*, individually and as Co-Personal Representative of the Estate of Ann Clayton Reeves, Case # PR 2017-000575 and Deborah L. Lanphear, a married woman* and Elizabeth A. Fuller, a married woman*, as heirs at law of Ann Clayton Reeves, Case # PR 2017-000575**, whose mailing address is **16205 Hwy 42, Shelby, AL 35143** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Hobart and Brenda Hobart**, whose mailing address is **15679 Highway 42, Shelby, AL 35143** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is:

Lot 1-A according to a Resurvey of Parcel 1 of Hubert Reeves Family Subdivision as recorded in Map Book 48 Page 68 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights of whatever nature, recorded and/or unrecorded.

*Subject property does not constitute the homestead of said Grantors, nor Grantor's respective spouses.

**EFFECTIVE DATE of Deed is March 30, 2018.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them 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 said Grantee, his, her, or 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 Grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, have hereunto set his, her or their signature(s) and seal(s), this the 30 day of March, 2018



David G. Reeves, individually and as Co-Personal
Representative of the Estate of Ann Clayton Reeves,
Case # PR 2017-000575

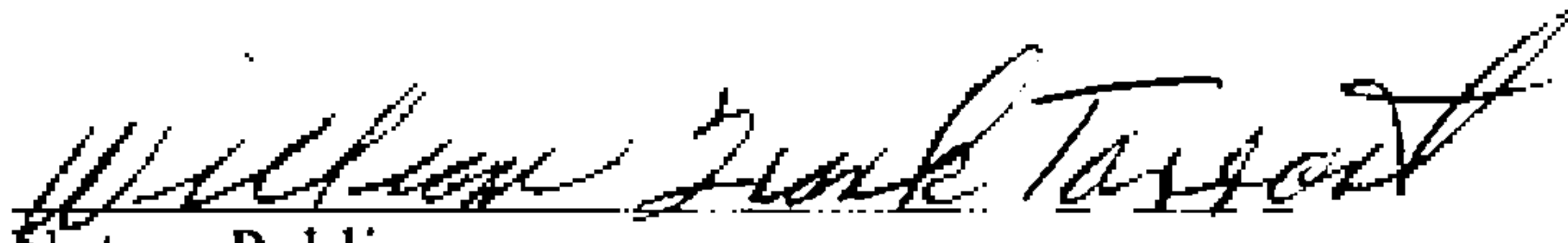
STATE OF Al

COUNTY OF Shelby

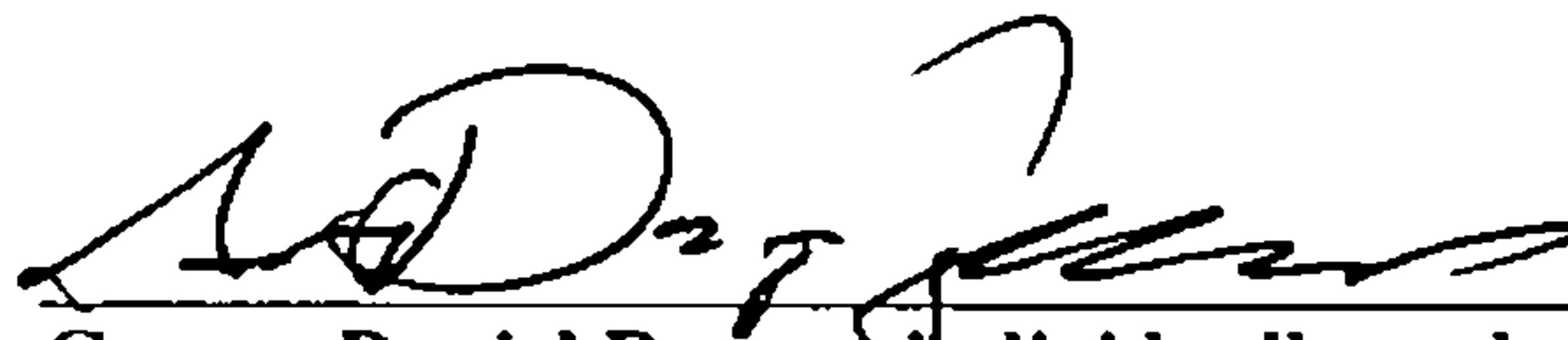
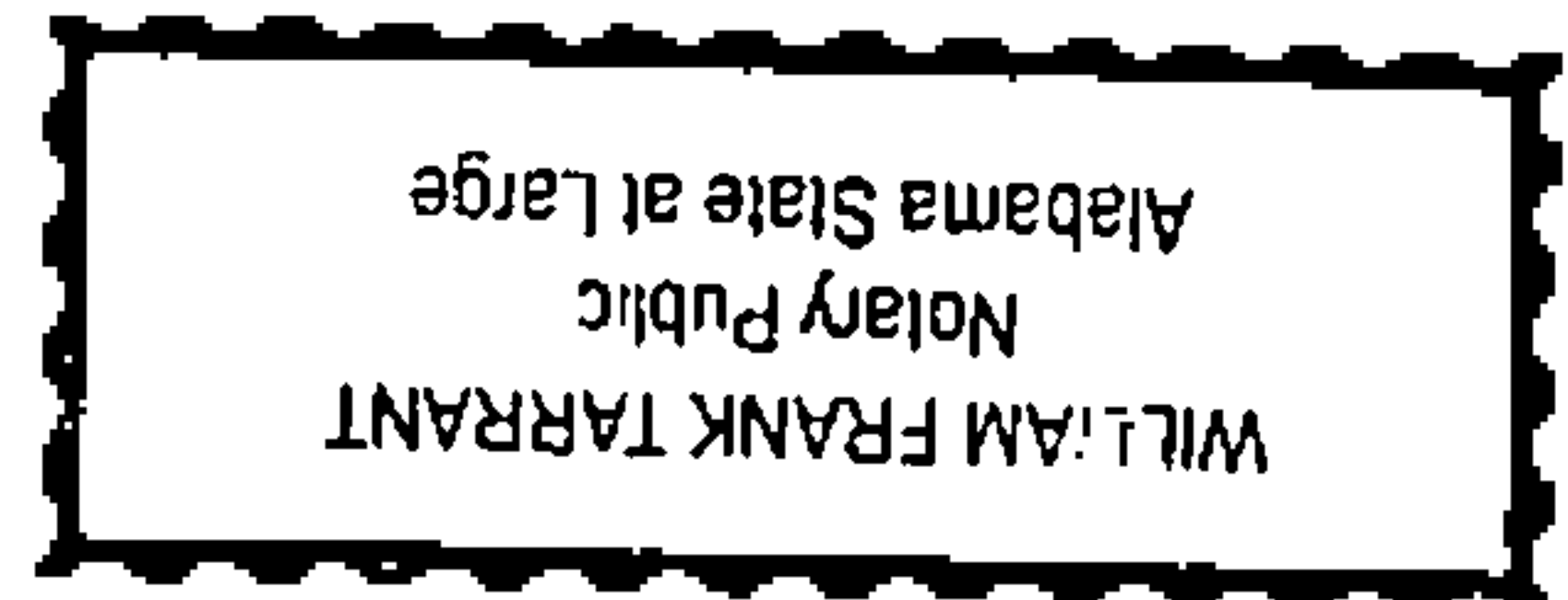
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **David G. Reeves, a married man, individually and as Co-Personal Representative of the Estate of Ann Clayton Reeves, Case # PR 2017-000575**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of March, 2018


Notary Public

My commission expires: 12/5/21



George Daniel Reeves, individually and as Co-Personal
Representative of the Estate of Ann Clayton Reeves,
Case # PR 2017-000575

STATE OF Al

COUNTY OF Shelby

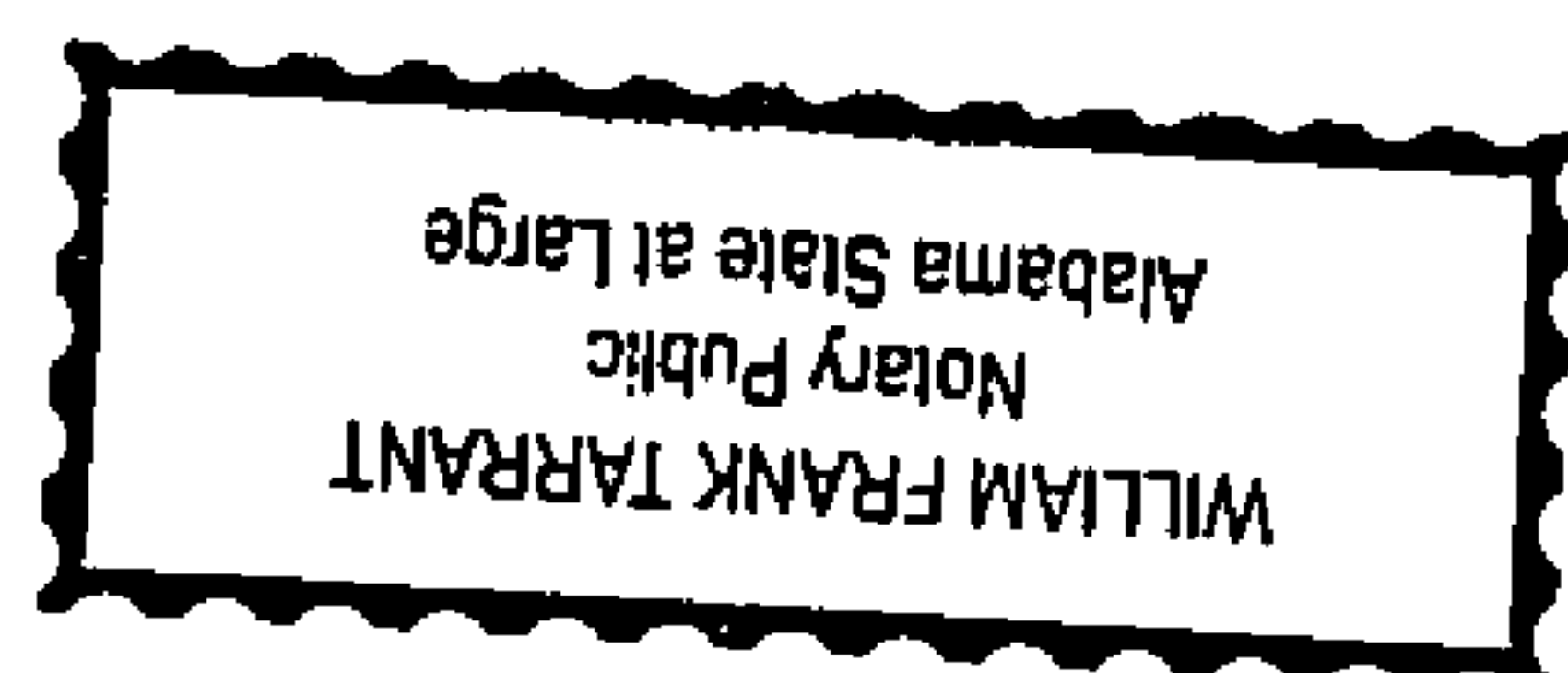
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **George Daniel Reeves, a married man, individually and as Co-Personal Representative of the Estate of Ann Clayton Reeves, Case # PR 2017-000575**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of March, 2018


Notary Public

My commission expires: 12/5/21



Debra L. Lanphear

Debra L. Lanphear, as heir at law of
Ann Clayton Reeves, Case # PR 2017-000575

STATE OF Kentucky

COUNTY OF Warren

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Debra L. Lanphear, a married woman, as heir at law of Ann Clayton Reeves, Case # PR 2017-000575**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of March, 2018.

[Signature]
Notary Public

My commission expires: 05-24-21

Elizabeth A. Fuller, as heir at law of
Ann Clayton Reeves, Case # PR 2017-000575

STATE OF Alabama
COUNTY OF Shelby

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Elizabeth A. Fuller, a married woman, as heir at law of Ann Clayton Reeves, Case # PR 2017-000575, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of March 2018

Notary Public: Kristi C. Thomas

My commission expires:



Elizabeth A. Fuller

3/1/18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/03/2018 08:38:47 AM
\$25.00 CHERRY
20180403000109090

James W. Fuhrmeister