

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

Send Tax Notice To:
Jeffrey P. Guidry, Jr.
4659 Wooddale Lane
Pelham, AL 35124

20180604000194650
06/04/2018 09:46:09 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$166,000.00, 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, Richard Phillip Reedy, Jr. and Sarah Payne Reedy, a married couple (the "Grantor", whether one or more), whose mailing address is 2020 Chadawood Drive, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto Jeffrey P. Guidry, Jr. (the "Grantee", whether one or more), whose mailing address is 4659 Wooddale Lane, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 4659 Wooddale Lane, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

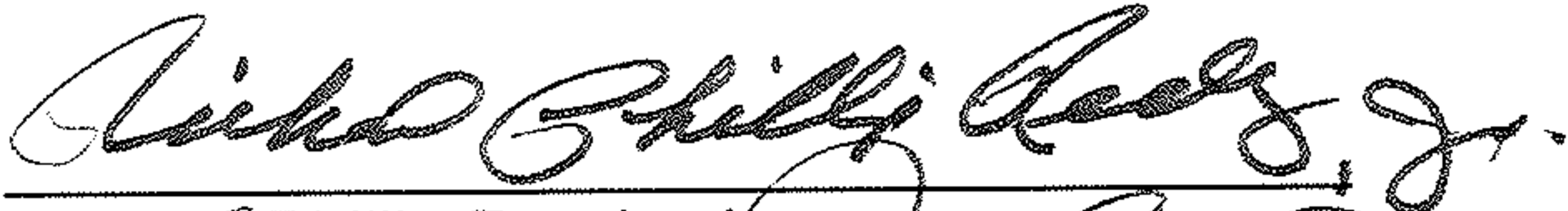
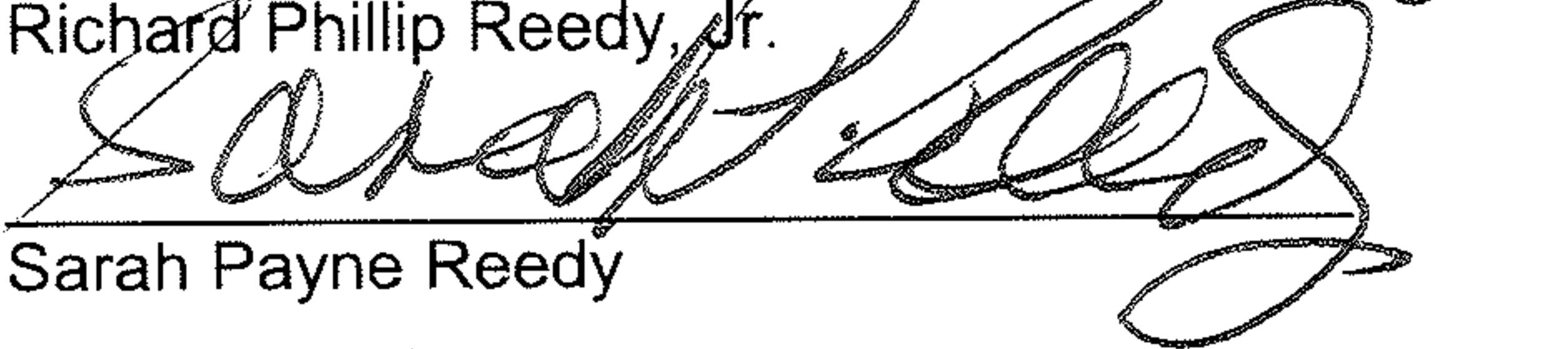
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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: \$161,020.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Richard Phillip Reedy, Jr. and Sarah Payne Reedy, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of May, 2018.

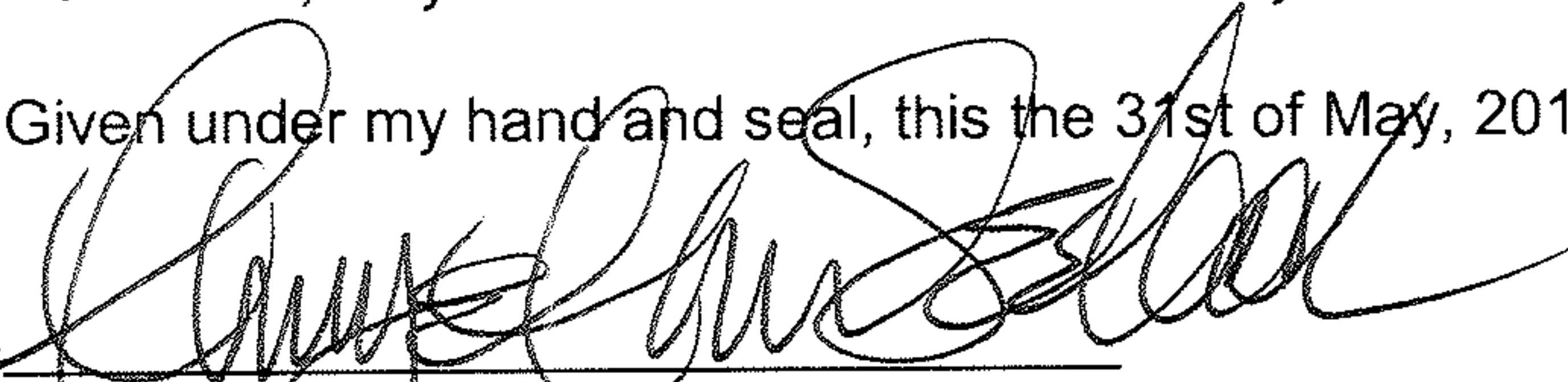

Richard Phillip Reedy, Jr.

Sarah Payne Reedy

State of Alabama

County of Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Richard Phillip Reedy, Jr. and Sarah Payne Reedy, a married couple, 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 hand and seal, this the 31st of May, 2018.


Notary Public

Commission Expires: My Commission Expires:
June 17, 2021

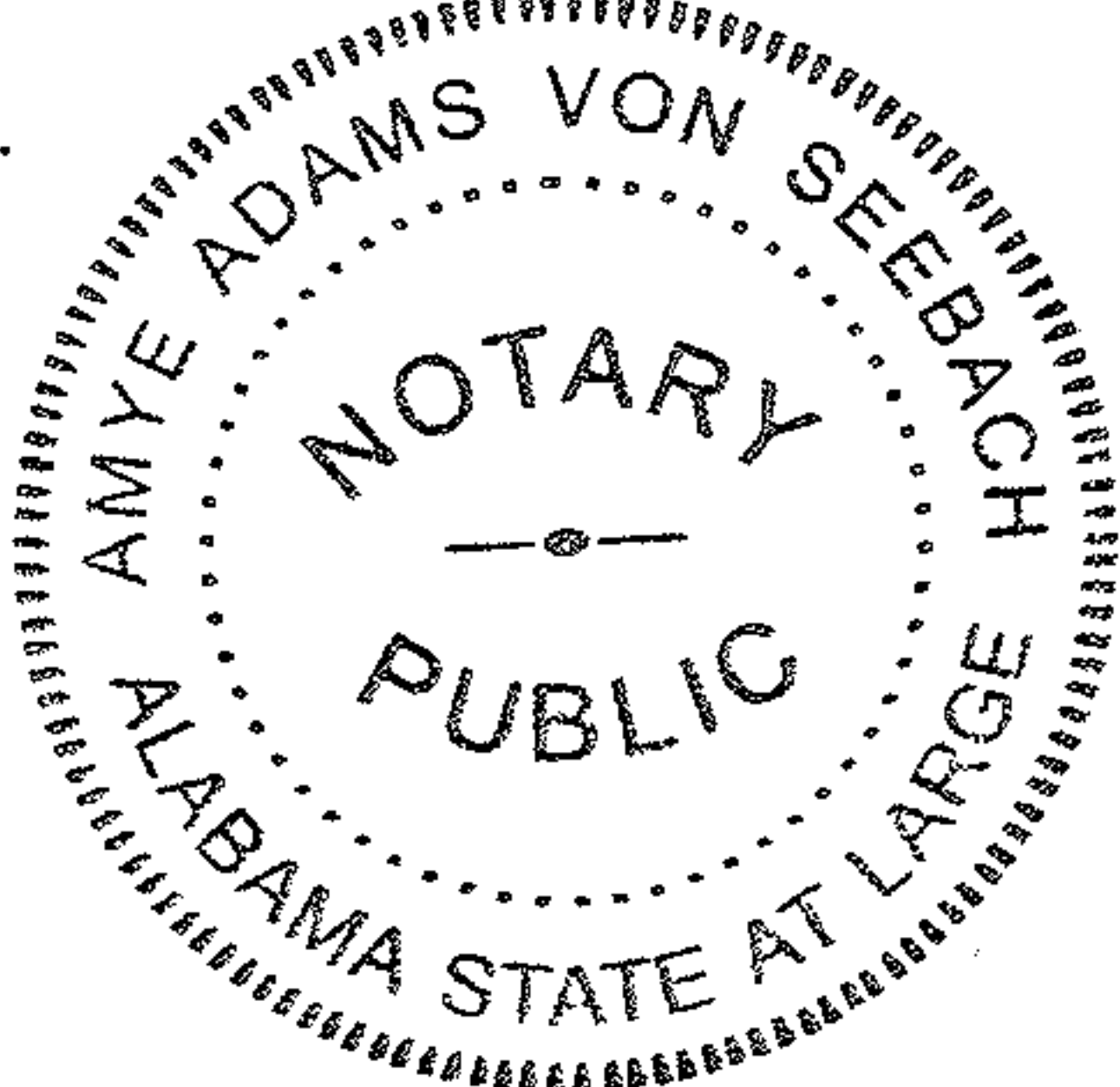
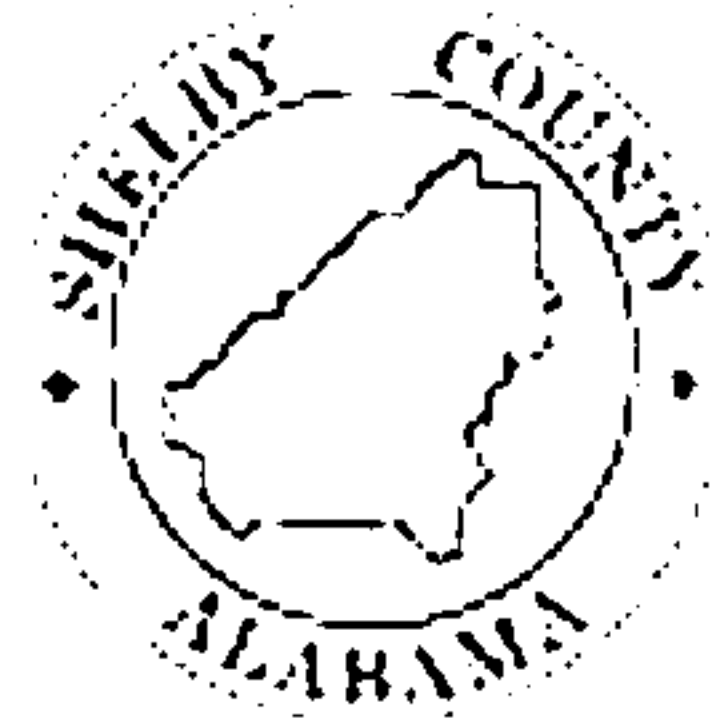


EXHIBIT "A"
Legal Description

Lot 27, in Block 6, according to the Survey of Wooddale, Fourth Sector, as recorded in Map Book 6, Page 26, in the Probate Office of Shelby County, Alabama.

20180604000194650 06/04/2018 09:46:09 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/04/2018 09:46:09 AM
\$23.00 CHARITY
20180604000194650

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