

Send tax notice to:
WILLIAM J KISER, JR.
51755 HWY 25
VANDIVER, AL, 35176

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2018371

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Nine Thousand and 00/100 Dollars (\$399,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, GEORGE B. REED, II and STACY R. REED, HUSBAND AND WIFE **whose mailing address** is: 2945 Old Rocky Ridge Road, B'ham, AL 35243 (hereinafter referred to as "Grantors") by WILLIAM J KISER, JR. and JO ANN KISER **whose property address** is: 51755 HWY 25, VANDIVER, AL, 35176 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

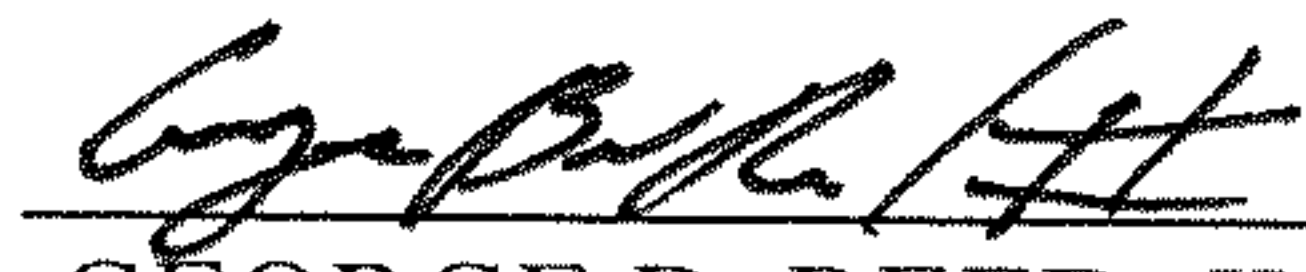
SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
3. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.

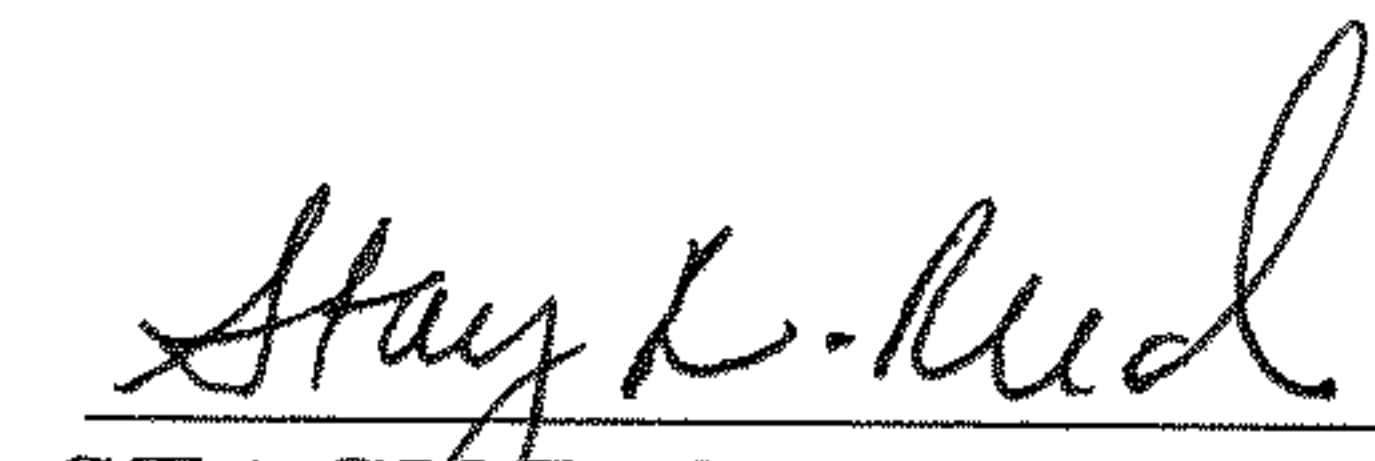
\$255,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 3rd day of July, 2018.



GEORGE B. REED, II



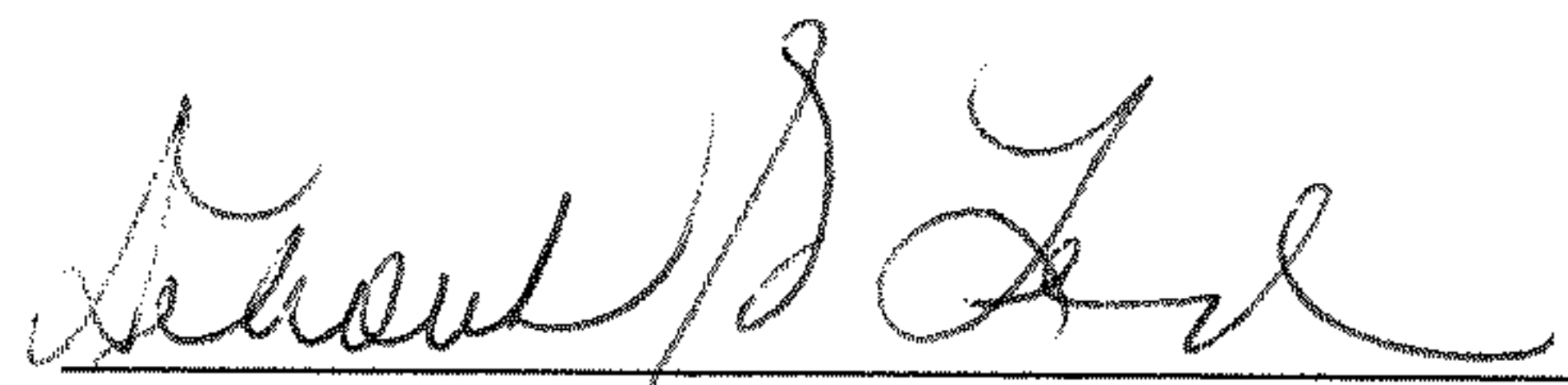
STACY R. REED

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that GEORGE B. REED, II and STACY R. REED 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 3rd day of July, 2018.





Notary Public

Print Name:

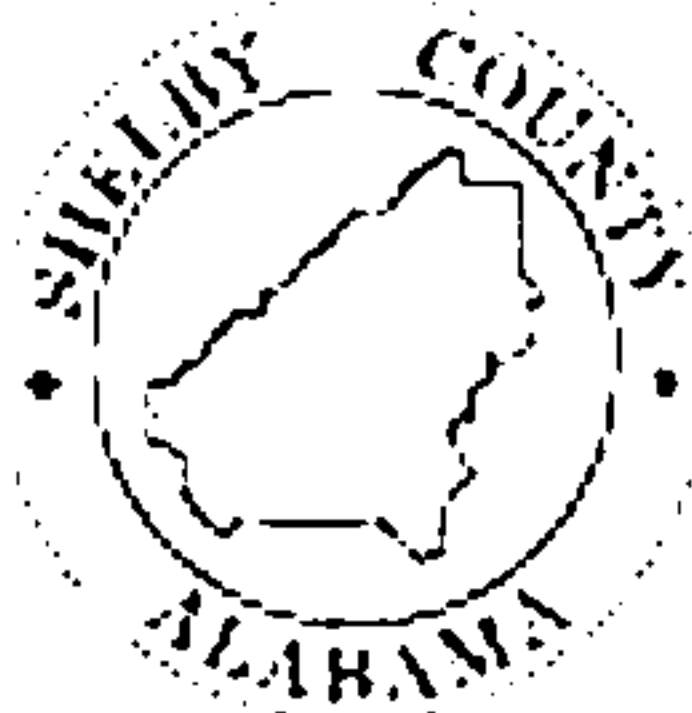
Commission Expires:

EXHIBIT "A"

Commencing at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 East and run in a southerly direction along the westerly line of said 1/4-1/4 section for 66.0 feet to a point; thence run North 89° 25' 59" East for a distance of 48.01 feet to a point on the northeasterly line of the Central of Georgia Railroad right of way said point being the point of beginning; thence run South 61° 13' East along said right of way line for 1401.69 feet to a point; thence run North 32° 20' 40" East for 386.09 feet to a point on the Southwest right of way line of Alabama Highway No. 25; thence run in the arc of a curve to the right, having a radius of 594.40 feet and a central angle of 25° 51' 37" and along said right of way line for 268.28 feet to the p.t. (point of tangent) of said curve; thence in the tangent to said curve North 20° 57' 46" West and along said right of way for 11.23 feet to the p.c. (point of curve) to the left; thence in the arc of said curve, having a radius of 467.81 feet and a central angle of 18° 22' 06" and along said right of way for 149.97 feet to a point; thence run South 89° 25' 59" West for a distance of 1207.56 feet to the point of beginning.

Also: Less and except that portion of said property which lies North of an old fence, Shelby County, Alabama, described as follows: Part of the NE 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 East, Shelby County,

Alabama, described as follows: From the NW corner of said 1/4-1/4 section, run South 0° 17' 02" East along the 1/4-1/4 section line, 66.0 feet; thence North 89° 25' 59" East 48.01 feet to the point of beginning; thence South 61° 13' East along the North right of way of the Central of Georgia Railroad 193.07 feet; thence North 88° 52' 52" East along a fence, 501.92 feet; thence North 88° 18' 51" East along said fence, 266.31 feet; thence North 88° 34' 33" East along said fence, 318.16 feet to a pipe at the right of way of Alabama Highway No. 25; thence Northwesterly along said right of way, along a curve with chord bearing North 32° 06' 44" West 93.63 feet; thence South 89° 25' 59" West along a line parallel with the 1/4-1/4 section line, 1207.56 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2018 12:57:08 PM
\$165.00 DEBBIE
20180705000239550

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name and title of the County Clerk.