

WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
James Clark  
Crystal Clark  
173 Jasmine Drive  
Alabaster, AL 35007

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Heather Ruth Myers Reeves, married and Howard L Myers, married**  
(herein referred to as Grantors) do grant, bargain, sell and convey unto

**James Clark and Crystal Clark**

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 49, according to the Revised Map Meadows, Plat 2, as recorded in Map Book 20, Page 26, in the Probate Office of Shelby County, Alabama.**

Heather Ruth Myers Reeves is one and the same person as Heather R. Myers

Said property is not the homestead of the Grantors, nor the Grantors spouses.

\$150,350.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.


Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant 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 hands and seals, this November 16, 2018.

  
Heather Ruth Myers Reeves

  
Howard L Myers

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )


I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Heather Ruth Myers Reeves, married and Howard L Myers, married** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

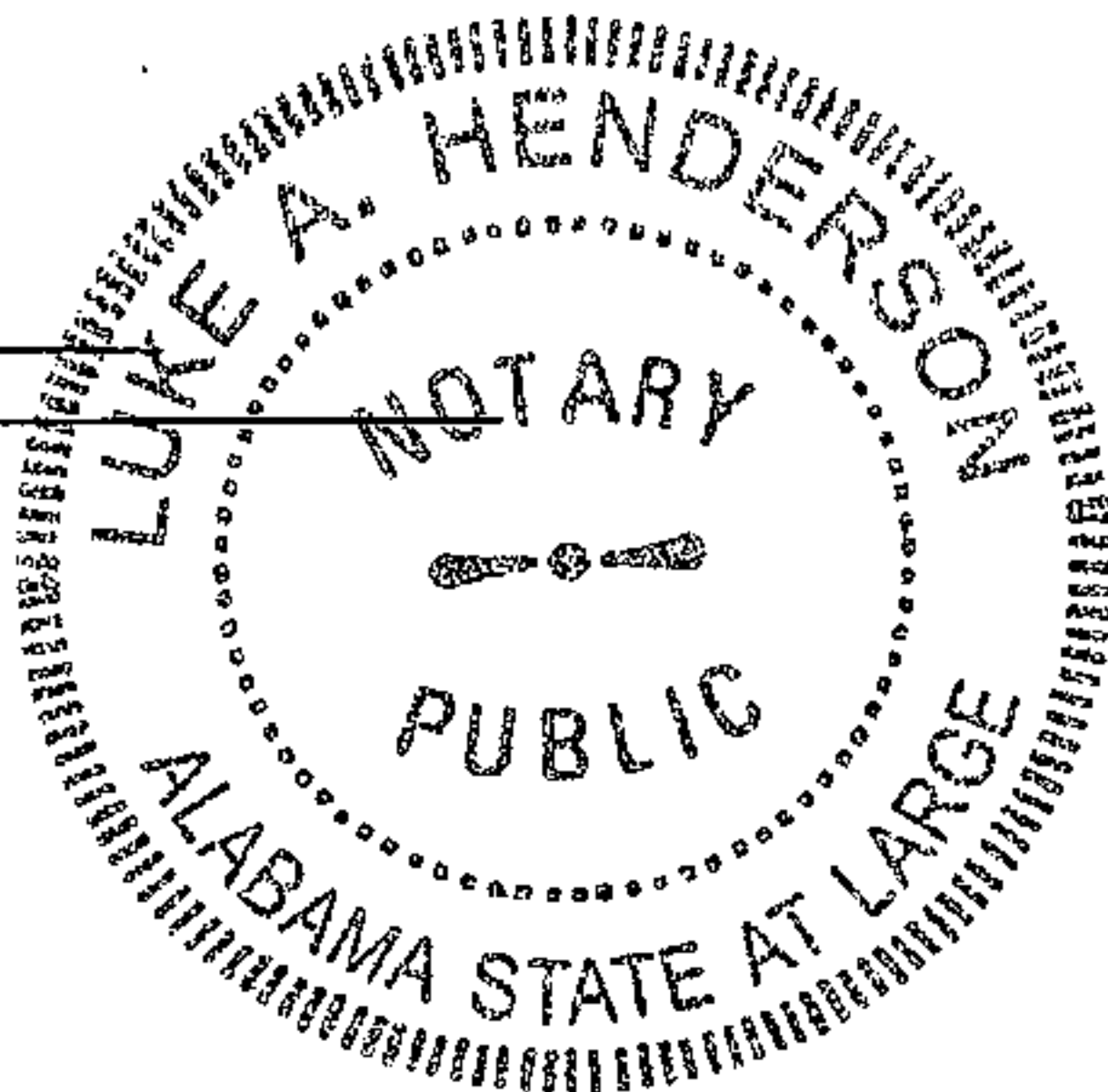
Given under my hand and seal this November 16, 2018.

My Commission Expires: 7/26/20

Grantor's Address:  
504 Woodland Drive  
Homewood, AL 35209

Property Address:  
173 Jasmine Drive  
Alabaster, AL 35007

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/19/2018 09:37:51 AM  
\$20.00 CHARITY  
20181119000407060

Allen S. Bayl