

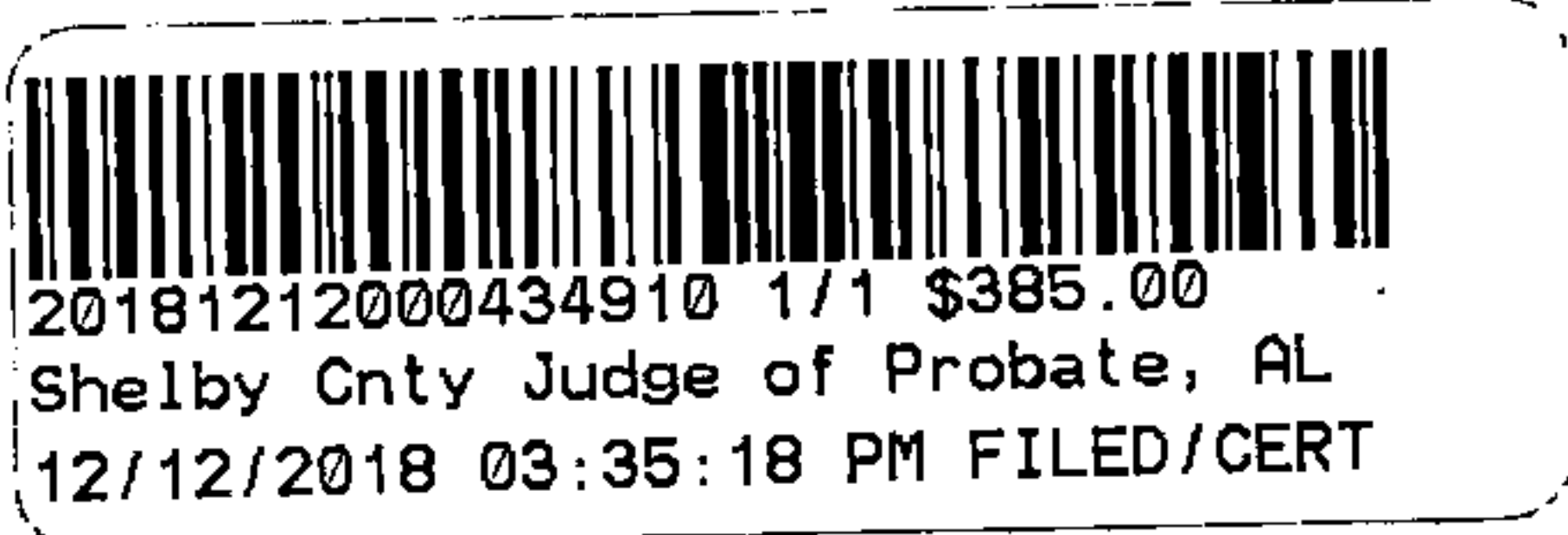
This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2018-11-5733
Documentary Evidence: Sales Contract

Send Tax Notice To:
Michael J. Reid
1186 Eden Drive
Saint Cloud, FL 34771

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Michael W. Taunton**, a married individual, (hereinafter referred to as “Grantor”) do by these presents grant, bargain, sell, and convey unto **Michael J. Reid and Britney N. Reid**, (hereinafter referred to as “Grantee’s”), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Parcel 1:

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 24 North, Range 15 East. Also, the South Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 24 North, Range 15 East. Shelby County, Alabama.

Parcel 2:

The Northwest Quarter of the Northwest Quarter, Section 20, Township 24 North, Range 15 East. Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor nor that of his spouse.

\$50,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

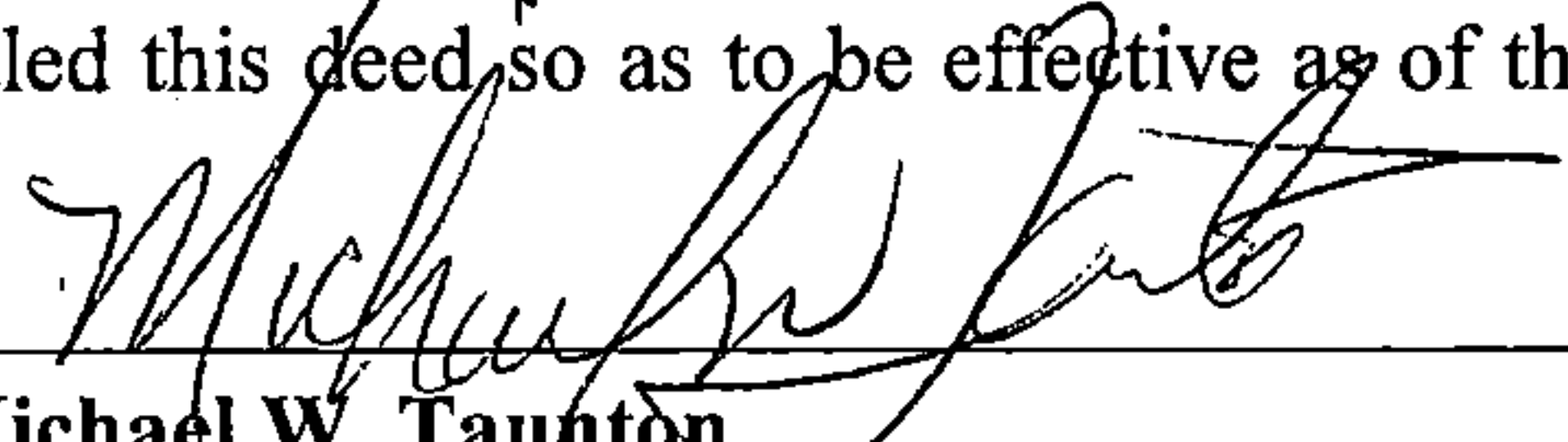
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee(s).

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

The effective date of this deed shall be December 10, 2018

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed so as to be effective as of the date first above written.



Michael W. Taunton (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael W. Taunton**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 6th day of December, 2018.



Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019

Grantors' Mailing Address:
1152 Whisenhunt Road
Chelsea, AL 35043

Shelby County, AL 12/12/2018
State of Alabama
Deed Tax: \$370.00

