Send tax notice to:
LAUREN REECE
4028 CROSS GROVE CIRCLE
BIRMINGHAM, AL, 35242

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

2018706

20190102000001250
01/02/2019 03:16:28 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **BENJAMIN W. WERTZ and SARAH WERTZ, HUSBAND AND WIFE** whose mailing address is: 6198 Eagle Point Cir Birmingham AL 35242 (hereinafter referred to as "Grantors") by **LAUREN REECE** whose property address is: **4028 CROSS GROVE CIRCLE, BIRMINGHAM, AL, 35242** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 67, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174 A & B, in the Probate Office of Shelby County, Alabama. Also, part of Lot 66 of Little Ridge Estates, as recorded in Map Book 9, Page 174, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows; Commence at the Southwest corner of said Lot 66; thence in a Northerly direction along the Westerly line of said Lot 66, a distance of 115.00 feet to the point of beginning; thence continue along the last described course a distance of 123.52 feet to the Northwest corner of said Lot 66; thence 45 degrees, 24 minutes, 41 seconds right, in a Northeast direction along the Northwest line of said Lot 66, a distance of 27.41 feet; thence 136 degrees, 50 minutes, 02 seconds right, in a Southerly direction, a distance of 43.80 feet; thence 0 degrees, 44 minutes, 12 seconds, right in a Southerly direction, a distance of 98.93 feet; thence 86 degrees, 01 minutes, 05 seconds right in a Westerly direction a distance of 10.50 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Right-of-way granted to Alabama Power Company recorded in Deed Book 124, Page 516 and Book 93, Page 143.
3. Restrictions appearing of record in Deed Book 171, Page 836.
4. Agreement with Alabama Power Company for underground residential distribution as recorded In Book 84, Page 567.
5. Terms, agreements and right of way to Alabama Power Company as recorded in Book 76, Page 104.
6. Rights of way to Shelby County as recorded in Deed Book 135, Page 53.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

$212,500.00 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 21st day of December, 2018.

BENJAMIN W. WERTZ

SARAH WERTZ

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENJAMIN W. WERTZ and SARAH WERTZ 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 21st day of December, 2018.

DEBORAH G. LEONARD
MY COMMISSION EXPIRES
MARCH 13, 2020
NOTARY PUBLIC
STATE OF ALABAMA

Notary Public
Print Name:
Commission Expires:

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/02/2019 03:16:28 PM
$55.50 CHERRY
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