

THIS INSTRUMENT PREPARED BY:

Guy C. McCombs, III
2301 Moody Parkway, Ste. 4
Moody, AL 35004

SEND TAX NOTICE TO:

This instrument was prepared without benefit of a Title Insurance Commitment or without request for other title examination. The legal description was furnished by the Grantor. Preparer makes no warranties regarding correctness of legal description.

WARRANTY DEED



20190205000037170 1/1 \$66.00
Shelby Cnty Judge of Probate, AL
02/05/2019 08:05:25 AM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of fifty thousand six hundred eight dollars and no cents (\$50,608.00), and other valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and adequacy whereof is acknowledged, I,

Reba J. Clark, a single woman, 917 Honeysuckle Lane, Leeds, Alabama 35094, Trustee, under The Reba J. Clark Living Trust dated February 17, 2017, (herein referred to as Grantor),

do hereby grant, bargain, sell and convey unto

Reba J. Clark, a single woman, 917 Honeysuckle Lane, Leeds, Alabama 35094, (herein referred to as Grantee),

the following described real estate at 611 Treymoor Lake Circle, Alabaster, Alabama, 35007, situated in Shelby County, Alabama, to-wit:

Lot 574, according to the Survey of Weatherly Aberdeen, sector 18, as recorded in Map Book 21, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.

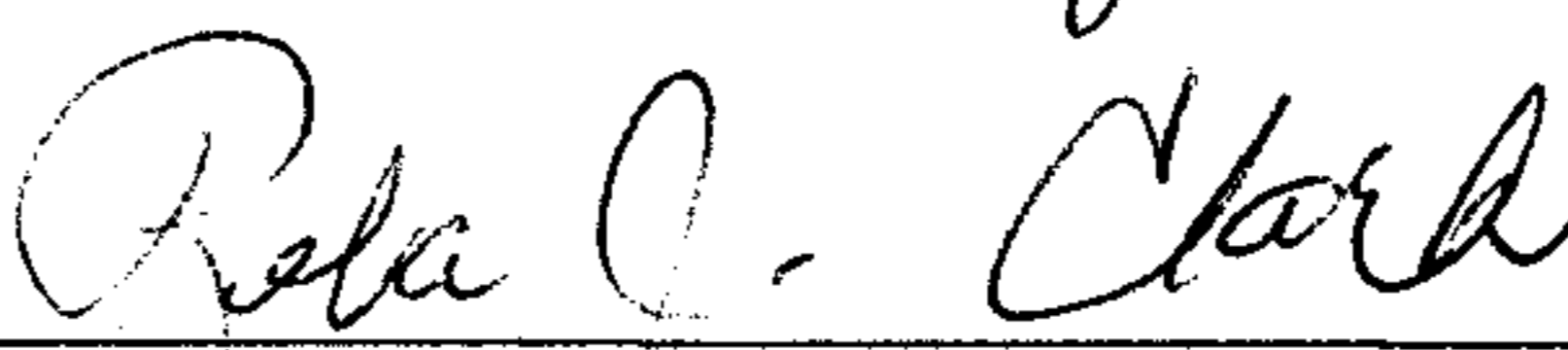
Subject to:

- 1. Any and all mineral and mining rights not owned by the Grantor.**
- 2. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.**

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to her heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals this 18 day of January, 2019.



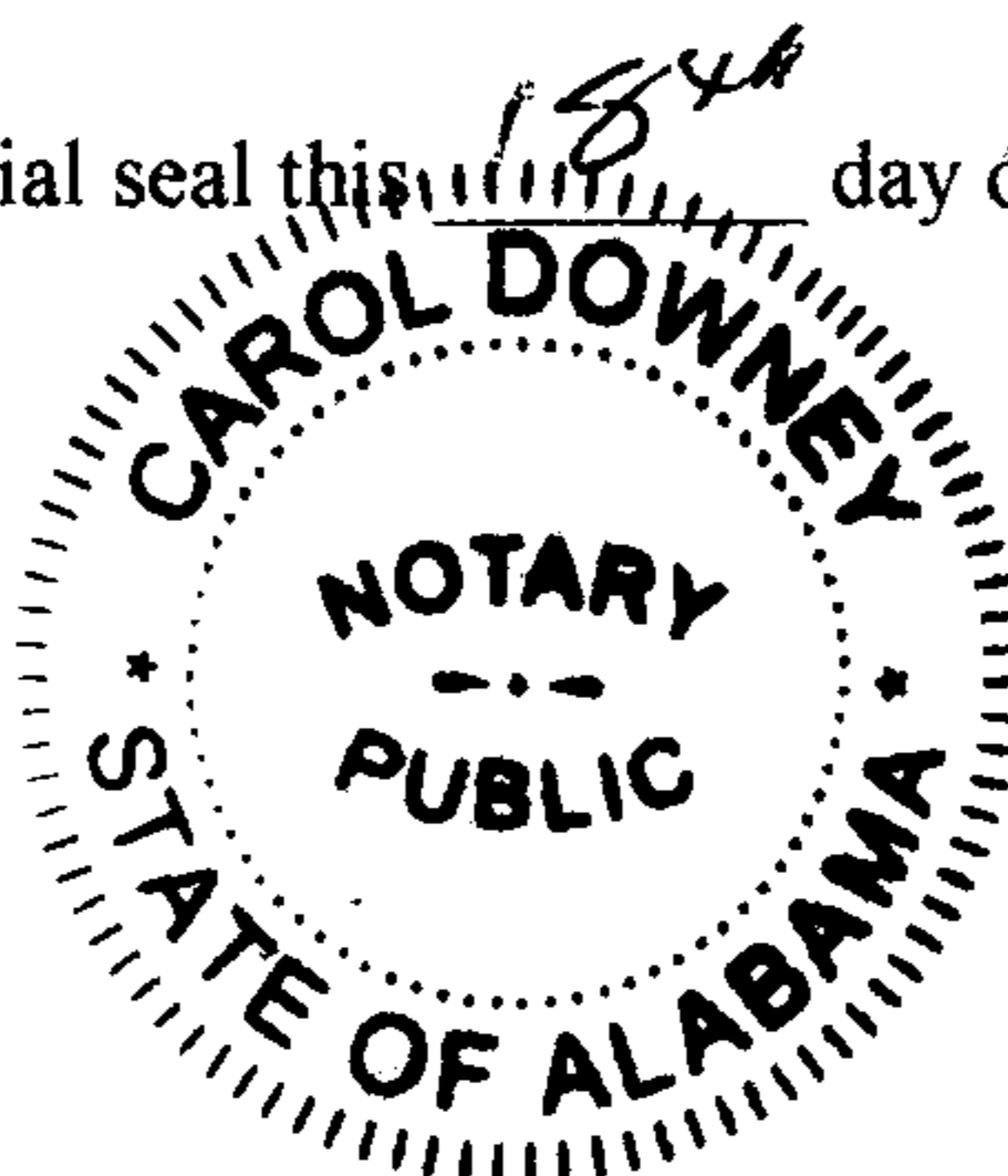
Reba J. Clark, Grantor

**STATE OF ALABAMA)
ST. CLAIR COUNTY)**

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Reba J. Clark a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January, 2019.





NOTARY PUBLIC
My Commission Expires 7-12-20