

This Instrument was Prepared by:

Send Tax Notice To: Justin T. Reed
409 Lakewood Dr.
Sterrett, AL 35147

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

20190415000120500
04/15/2019 09:53:49 AM
DEEDS 1/2

File No.: 196693

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Thousand Dollars and No Cents (\$380,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kimberly Reese and Ronny L. Reese, a married couple, whose mailing address is ~~1314 HIGHLAND LAKES TRAIL, BIRMINGHAM~~** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Justin T. Reed, AL** whose mailing address is **409 Lakewood Dr., Sterrett, AL 35147** (herein referred to as Grantee, ~~35242~~ whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **409 Lakewood Dr., Sterrett, AL 35147**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of April, 2019.



Kimberly Reese



Ronny L. Reese

State of Alabama
County of Jefferson

I, Lauren Nicole Smith, a Notary Public in and for the said County in said State, hereby certify that Kimberly Reese and Ronny L. Reese, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bore date.
Given under my hand and official seal this the 12th day of April, 2019.



Notary Public, State of Alabama

My Commission Expires: 2/2/20

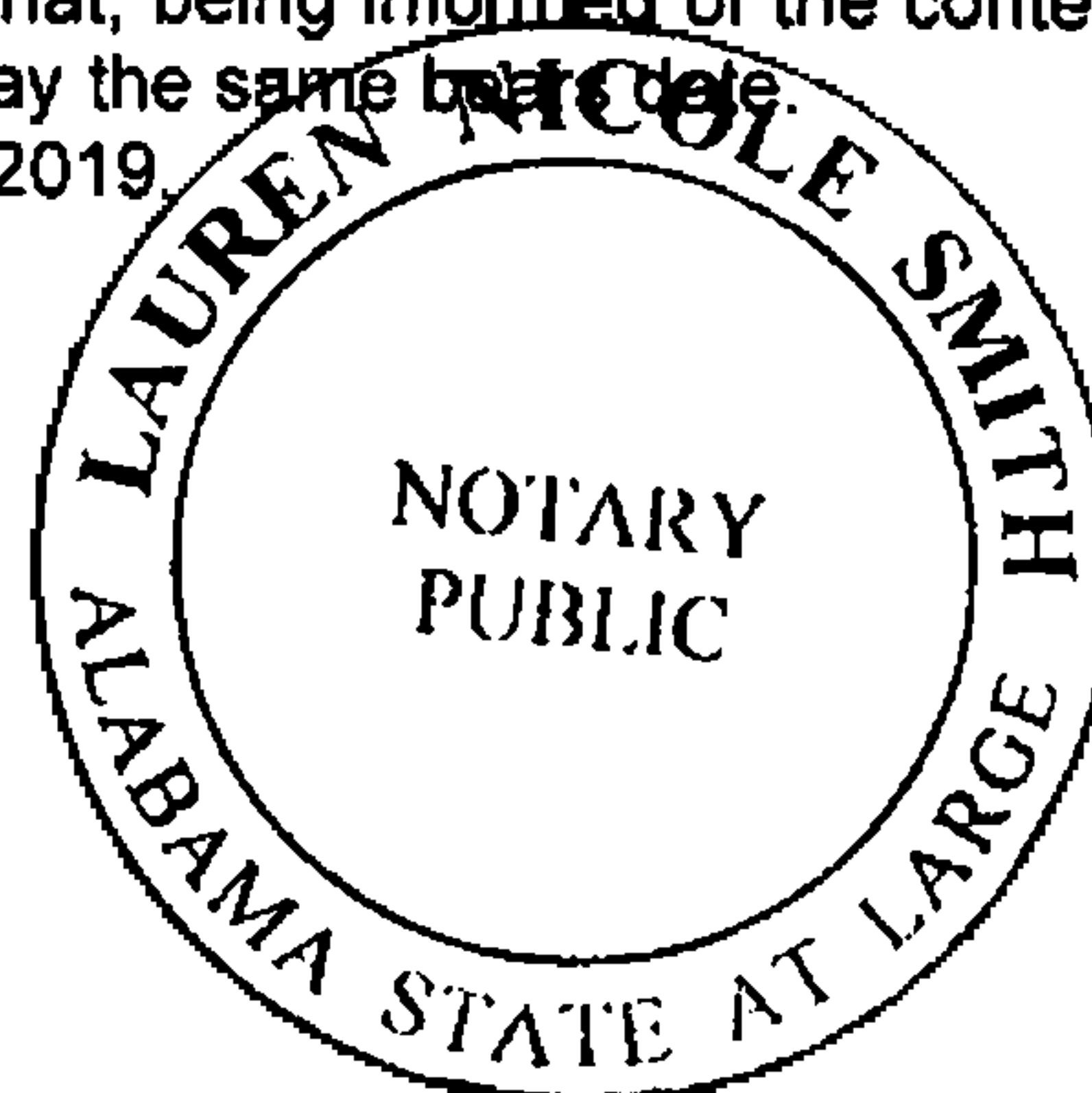


EXHIBIT "A"
LEGAL DESCRIPTION

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, (a 2 inch capped pipe) and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1293.50 feet to a point (a 2 inch capped pipe at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section); thence turn an interior angle of 90 degrees 40 minutes 25 seconds and run to the right in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1319.13 feet to a point (a 2 inch capped pipe at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section); thence turn an interior angle of 44 degrees 06 minutes 27 seconds and run to the right in a Southeasterly direction along the diagonal of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1858.33 feet, more or less, to the point of beginning of herein described parcel.

Said parcel also contains the right to access and utilize the lake situated along said diagonal line said parcel also contains and is subject to the right of ingress and egress of parties along the existing road the centerline of said road being described as follows:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 24 and run in a Northwesterly direction along the diagonal of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 684.07 feet to the point of beginning of the herein described centerline, said point lying on a curve to the left having a central angle of 33 degrees 10 minutes 21 seconds and a radius of 275.00 feet; thence deflect 100 degrees 55 minutes 05 seconds to the tangent of said curve and run to the left along the arc of said curve and in a Southwesterly to Southerly direction a distance of 159.22 feet to a point of reverse curve having a central angle of 23 degrees 33 minutes 51 seconds and a radius of 377.41 feet; thence run along the arc of said curve in a Southerly to Southwesterly direction a distance of 155.22 feet to a point; thence run tangent to last described curve in a Southwesterly direction a distance of 144.84 feet to the point of beginning of a curve to the right having a central angle of 66 degrees 10 minutes 26 seconds and a radius of 93.92 feet; thence run along the arc of said curve in a Southwesterly to Westerly direction a distance of 108.48 feet to a point; thence run tangent to last described curve in a Westerly direction a distance of 431.85 feet to the point of beginning of a curve to the left having a central angle of 89 degrees 25 minutes 54 seconds and a radius of 140.43 feet; thence run along the arc of said curve in a Westerly to Southerly direction a distance of 219.19 feet to a point; thence run tangent to last described curve in a Southerly direction a distance of 638.19 feet to the point of beginning of a curve to the left having a central angle of 31 degrees 55 minutes 18 seconds and a radius of 60.00 feet; thence run along the arc of said curve in a Southerly to Southeasterly direction a distance of 33.43 feet to a point of reverse curve having a central angle of 32 degrees 42 minutes 26 seconds and a radius of 60.00 feet; thence run along the arc of said curve in a Southeasterly to Southerly direction a distance of 34.25 feet to a point; thence run tangent to last described curve in a Southerly direction a distance of 422.4 feet, more or less, to the Northerly right of way of Old U.S. Highway 280 and the end of herein described center line; being situated in Shelby County, Alabama

Together with and subject to a non-exclusive easement for ingress and egress described in Instrument #1993-16848.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2019 09:53:49 AM
\$398.00 CHARITY
20190415000120500

Allen S. Beal