

STATE OF ALABAMA)
COUNTY OF SHELBY)


20200303000083720 1/2 \$725.00
Shelby Cnty Judge of Probate, AL
03/03/2020 12:24:06 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of seven hundred thousand and no/100 dollars (\$700,000.00) being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, William Reynolds Ireland, Jr. as the Personal Representative of the Estate of Fay Belt Ireland, deceased [Shelby County Probate case no 2019-000415] [GRANTOR] whose address is 1713 Somerset Circle, Mountain Brook, Alabama 35213 does grant, bargain, sell and convey unto Clarence Ray Reeves and Dawn Renee Reeves (GRANTEES) whose address is 2 Gleneagles Lane, Birmingham, Alabama 35242, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

LOTS 91, 92 and 93, ACCORDING TO THE SURVEY OF SHOAL CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 6, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 2 Gleneagles Lane, Birmingham, Alabama 35242

Subject to:

Ad valorem taxes due October 1, 2020.

Restrictions as shown by recorded Map.

Restrictions or Covenants recorded in Misc. Volume 19, page 861; amended by Misc. Volume 23, page 564; Misc. Volume 23, page 567 and Real 370, page 938, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Agreement with Alabama Power Company recorded in Volume 21, page 855; Volume 26, page 746 and Volume 26, page 848, in the Probate Office of Shelby County, Alabama.

Right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 356, page 420 and Volume 306, page 242, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 129, page 294, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 62, page 610; Real 106, page 513; Real 103, page 516; Real 133, page 599 and Real 130, page 588, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 308, page 651; Volume 318, page 588 and Volume 318, page 597, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument 2002/6356 and Instrument 2002/6363, in the Probate Office of Shelby County, Alabama.

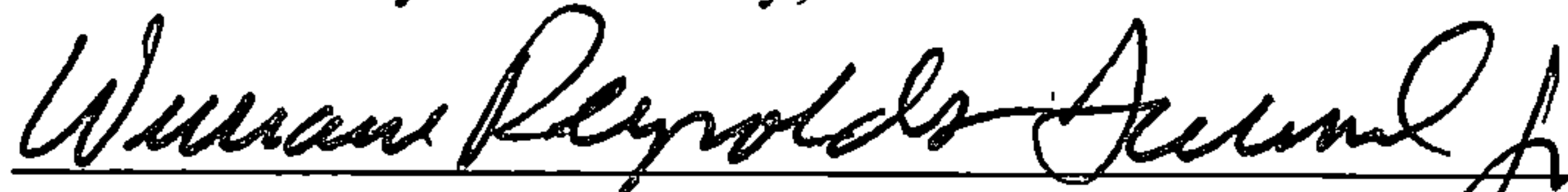
Restrictions appearing of record in Real 298, page 889; Real 298, page 918 and Instrument 20091016000392120, in the Probate Office of Shelby County, Alabama.

\$400,000.00 of the consideration was paid from the proceeds of a purchase money mortgage loan.

Fay B. Ireland was one and the same person as Fay Belt Ireland.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 14th day of February, 2020.

 SEAL

William Reynolds Ireland, Jr. as the Personal Representative of
the Estate of Fay Belt Ireland, deceased [Shelby County Probate
case no 2019-000415]

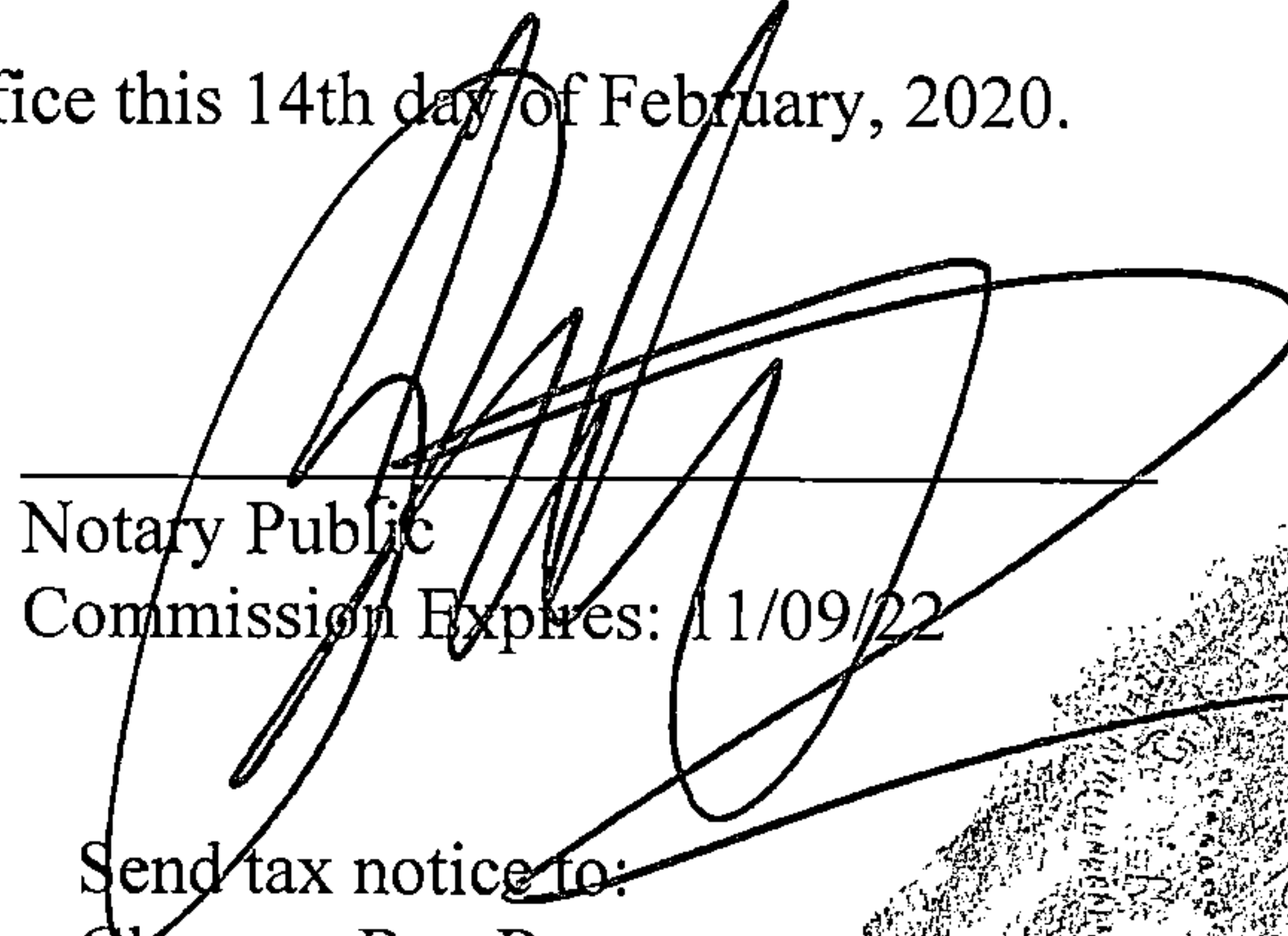
STATE OF ALABAMA
JEFFERSON COUNTY


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Shelby Cnty Judge of Probate, AL
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I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that William Reynolds Ireland, Jr. whose name as the Personal Representative of the Estate of Fay Belt Ireland, deceased [Shelby County Probate case no 2019-000415] 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 said conveyance, he in his capacity as said Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal of office this 14th day of February, 2020.

Shelby County, AL 03/03/2020
State of Alabama
Deed Tax: \$700.00


Notary Public
Commission Expires: 11/09/22

This instrument prepared by:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205 879 3400
File 220034

Send tax notice to:
Clarence Ray Reeves
Dawn Renee Reeves
2 Gleneagles Lane
Birmingham, AL 35242
03-7-35-0-000-008.000
03-7-35-0-000-009.000
03-7-35-0-000-012.000

