

Send tax notice to:
ANNISTON HOPE HOLDER
170 COVE LANE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020314

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JUDY E REED, A SINGLE INDIVIDUAL** whose mailing address is: 5166 Lake Crest Circle, Hoover, AL 35226 (hereinafter referred to as "Grantor") by **ANNISTON HOPE HOLDER and RICARDO ALICEA** whose property address is: **170 COVE LANE, PELHAM, AL, 35124** 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2820, according to the Survey of a Corrective Map of Weatherly Highlands the Cove, Sector 28, Phase II, as recorded in Map Book 30, Page 92, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

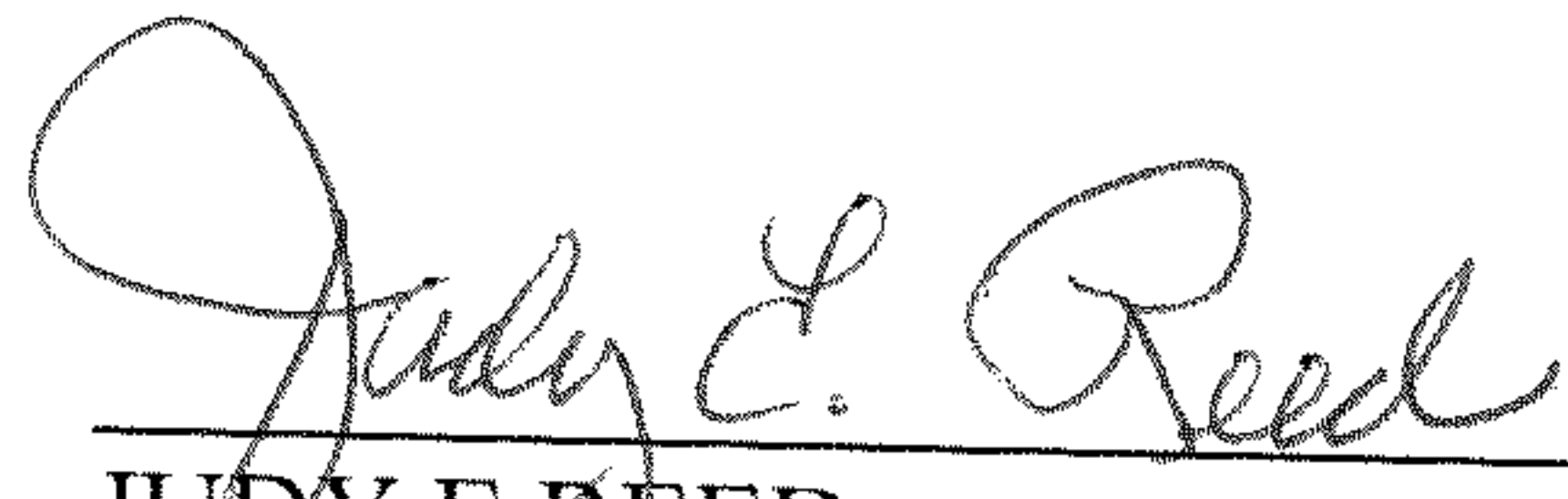
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of a Corrective Map of Weatherly Highlands The Cove, Sector 28, Phase II, as recorded in Map Book 30, Page 92, in the Probate Office of Shelby County, Alabama
3. Restrictions as recorded in Inst. No. 2002-52713 in the Probate Office of Shelby County, Alabama.

\$205,640.00 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.

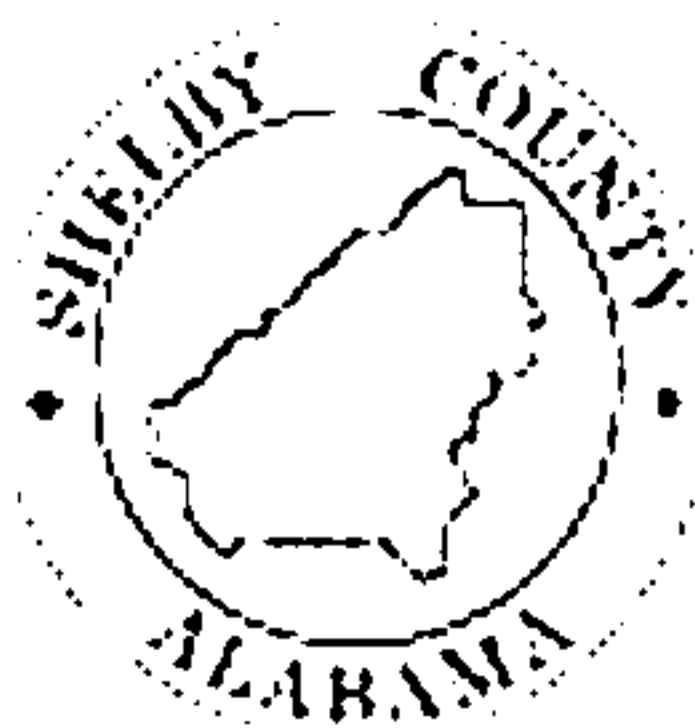
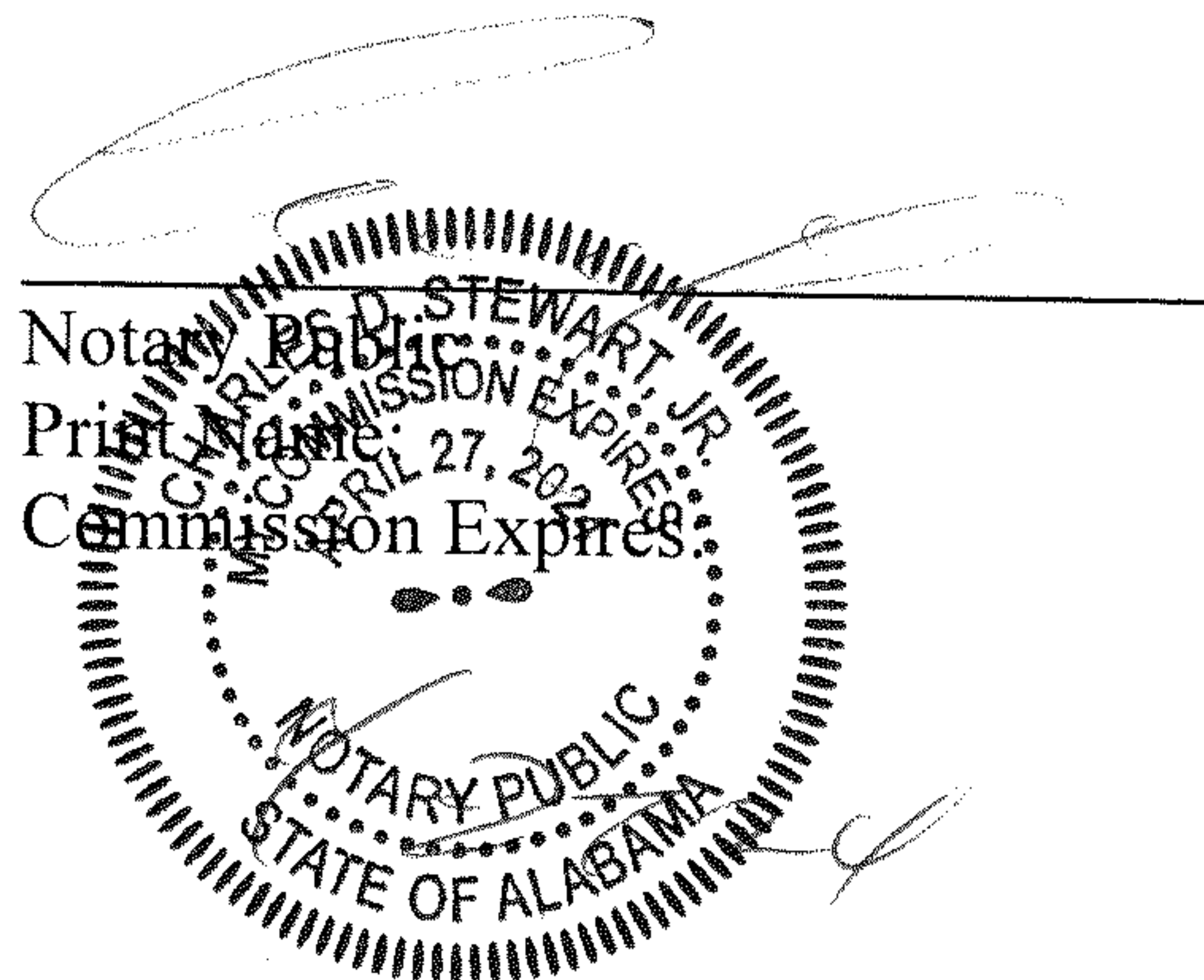
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of May, 2020.


JUDY E REED

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUDY E REED 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 6th day of May, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2020 04:11:09 PM
\$31.50 CHARITY
20200507000180950

