

Send tax notice to:
ADAM P REYNOLDS
3520 CHESHIRE DRIVE
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

2020509T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SANDRA LEE BUCKNER and WILLIAM A BUCKNER, husband and wife**, whose mailing address is: 23837 Cypress Grove Unit H Orange Beach, AL 36561 and **CASEY BUCKNER and CHRISTINA BUCKNER, husband and wife**, whose mailing address is: 23837 Cypress Grove Unit H Orange Beach, AL 36561 (hereinafter referred to as "Grantors") by **ADAM P REYNOLDS and LAURA T REYNOLDS** whose property address is: **3520 CHESHIRE DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80-C according to the Resurvey of Lots 77 through 80 and Lots 83 through 85, Meadow Brook 5th Sector, 1st Phase, as recorded in Map Book 9, page 9, 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. Restrictions, public utility easements, and building setback lines as shown on the Resurvey of Lots 77 through 80 and Lots 83 through 85, Meadow Brook 5th Sector, 1st Phase, as recorded in Map Book 9, page 9, in the Probate Office of Shelby County, Alabama..
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Agreement and Restrictions granted to Alabama Power Company recorded in Misc. Book 52, Page 193.
5. Covenants, Conditions and Restrictions as recorded in Misc. Volume 50, page 828; Misc. Volume 50, page 948; Misc. Volume 52, page 197 and Misc. Volume 56, page 195.

\$378,203.00 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 Grantors, have hereunto set their hand and seal this the 30th day of July, 2020.

Sandra Lee Buckner
SANDRA LEE BUCKNER

William A. Buckner
WILLIAM A BUCKNER

Casey Buckner
CASEY BUCKNER

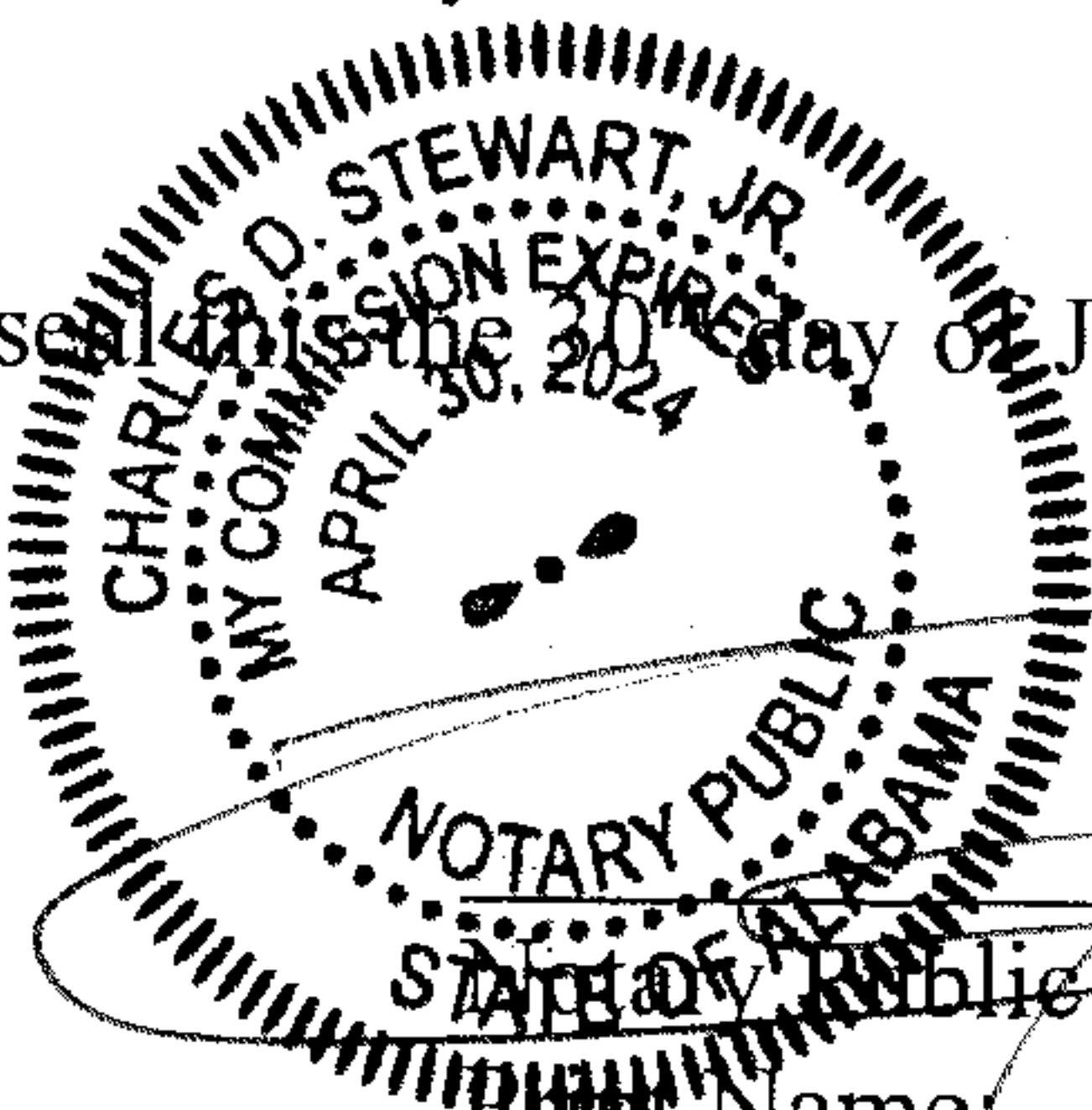
Christina Buckner
CHRISTINA BUCKNER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SANDRA LEE BUCKNER and WILLIAM A BUCKNER and CASEY BUCKNER and CHRISTINA BUCKNER whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2020.



Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2020 11:10:26 AM
\$28.00 CHERRY
20200803000326010

Allen S. Bayl