

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-20-3180

Send Tax Notice To: Cole Reber
172 Pebble Dr
Alabaster, AL 35007

20200929000439150
09/29/2020 10:34:00 AM
DEEDS 1/1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Six Thousand Dollars and No Cents (\$186,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Don L. Hurt and Peggy S. Kent, Co-Trustees of the Bessie W. Barclay Trust, dated September 23, 2003, and any amendments thereto, whose mailing address is 172 Pebble Drive, AL 35007** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Cole Reber, whose mailing address is 1306 Crowne Reserve Drive, Hoover, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 172 Pebble Dr., Alabaster, AL 35007**; to wit;

Lot 22, according to the Survey of Summer Brook, Sector 4, as recorded in Map Book 21, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions and Rights-of-Way.

\$180,420.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Co-Trustees, Don L. Hurt and Peggy S. Kent, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of September, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2020 10:34:00 AM
\$29.00 CHERRY
20200929000439150

Ann S. Byrd

BESSIE W. BARCLAY TRUST

Don L. Hurt

Don L. Hurt
Co-Trustee

Peggy H. Kent

Peggy H. Kent
Co-Trustee

State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Don L. Hurt and Peggy H. Kent, Co-Trustees of the Bessie W. Barclay Trust 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given Under my hand and official seal this the 25th day of September, 2020.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023

