

Send tax notice to:
ASHLEY REYNOLDS
3129 Woodbridge Dr.
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

2020823T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TERRY P DUBOSE and MARGARET A DUBOSE, HUSBAND AND WIFE** whose mailing address is: 3529 AltaBrook Drive, Vestavia Hills, AL 35243 (hereinafter referred to as "Grantors") by **ASHLEY REYNOLDS and JUSTIN SALTER** whose property address is: **3129 Woodbridge Dr., 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 28, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines, including a setback line of 35 feet, as shown on recorded map and Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, page 67, in the Office of the Judge of Probate 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 or listed in Schedule 8, including those recorded in Volume 32, page 306; Volume 40, page 265 and Volume 32, page 48. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Right of way, Agreement and Restrictions granted to Alabama Power Company recorded in Misc. Book 27, page 891; Volume 316, page 369; Misc. Book 48, page 880; and Misc. Book 27, page 890.
5. Transmission line permit to Alabama Power Company and South Central Bell as recorded in Deed Book 316, page 394.
6. Covenants, Conditions and Restrictions as recorded in Misc. Book 25, page 298 and Misc. Book 27, Page 890.

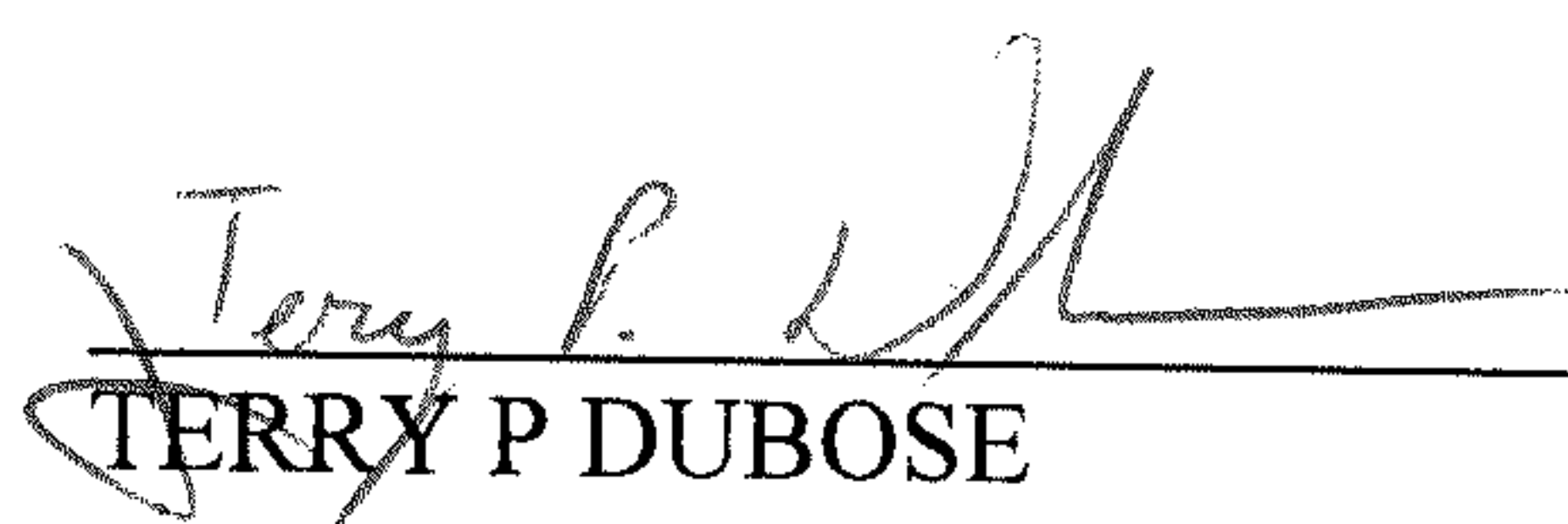
\$313,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

MARGARET A. DUBOSE IS THE ONE AND SAME PERSON AS MARGARET A. ANZELMO.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24th day of October, 2020.

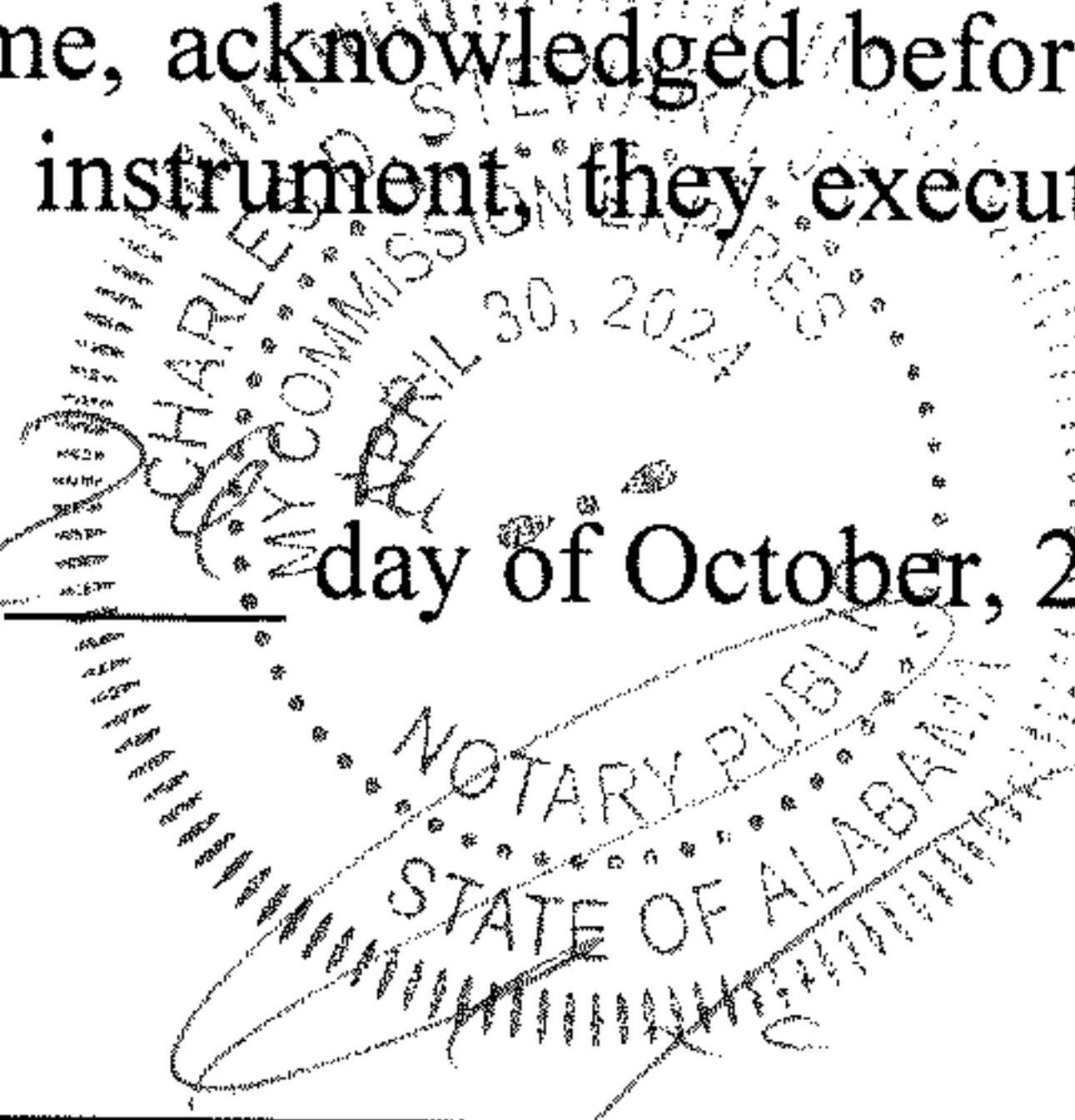

TERRY P DUBOSE


MARGARET A DUBOSE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY P DUBOSE and MARGARET A DUBOSE 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 24th day of October, 2020.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 03:22:30 PM
\$41.50 JESSICA
20201105000505290

