

20201112000518360  
11/12/2020 03:54:36 PM  
DEEDS 1/3

Send tax notice to:  
GERALD ALAN TEMPLETON  
911 DOGWOOD CIR  
BIRMINGHAM, AL, 35244

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

STATE OF ALABAMA

2020842

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, **ALISON REAGAN, AKA ALISON HAWKINS, A MARRIED WOMAN** whose mailing address is: 1104 Open Pond Rd, Samson, AL 36477 (hereinafter referred to as "Grantors") by **GERALD A TEMPLETON and ELAINE K YOUNG** whose property address is: **911 DOGWOOD CIR, BIRMINGHAM, AL, 35244** 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:

**SEE THE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages
4. Less and except any part of subject property lying within any road right of way
5. Right of way granted to Alabama Power Company recorded in Volume 129, Page 654.

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

Alison Hawkins and Alison Reagan are one and the same person.

This property is not the homestead of the grantor nor that of her spouse.

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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.

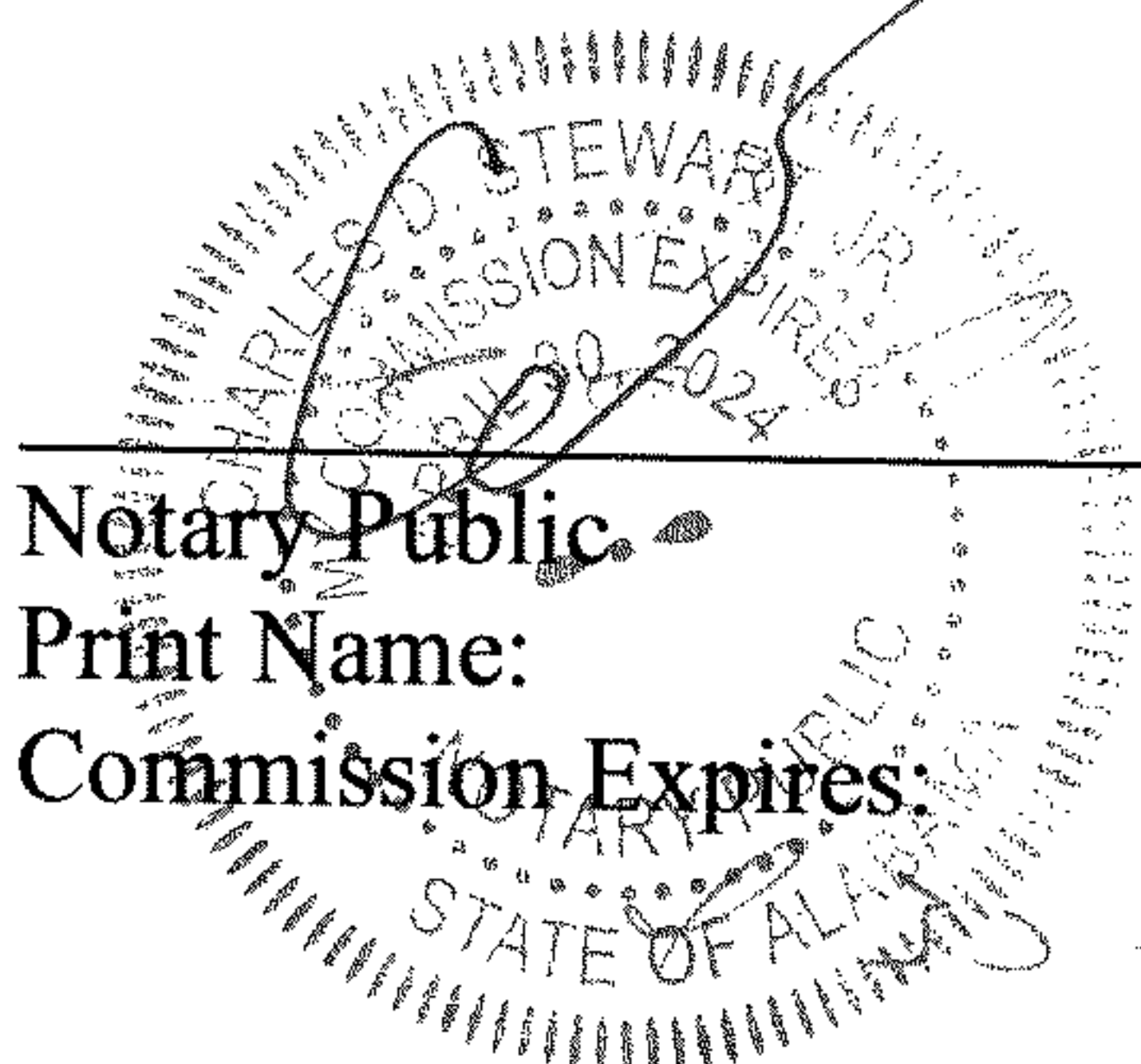
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23 day of October, 2020.

Alison Reagan  
ALISON REAGAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALISON REAGAN 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.

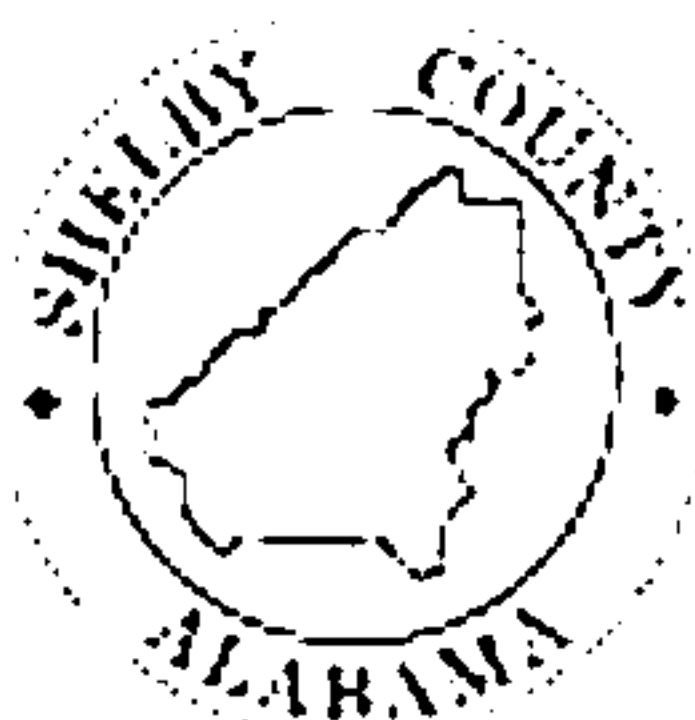
Given under my hand and official seal this the 23 day of October, 2020.

  
Notary Public  
Print Name:  
Commission Expires:

**EXHIBIT "A"**

Part of the SE ¼ of the SE ¼ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SW ¼ of the SE ¼ of said section, thence in a westerly direction and along the North line of same, for a distance of 220.00 feet; thence turn an angle of 49°38' to the left in a southwesterly direction for a distance of 25.02 feet; thence turn an angle of 80°46' to the left in a southeasterly direction for a distance of 150.00 feet; thence turn an angle of 80°46' to the right in a southwesterly direction for a distance of 247.63 feet; thence turn an angle of 92°24' to the left in a southeasterly direction for a distance of 186.40 feet thence turn an angle of 17°40' to the right in a southeasterly direction for a distance of 64.00 feet; thence turn an angle of 105°35' to the left in a northeasterly direction for a distance of 202.18 feet to the point of beginning of the property described herein; thence continue on the last named course for a distance of 191.80 feet; thence turn an angle of 97°27' to the right in a southeasterly direction for a distance of 119.49 feet; thence turn an angle of 84°35' to the right in a southwesterly direction for a distance of 191.80 feet; thence turn an angle of 103°32' to the right in a northwesterly direction for a distance of 115.90 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/12/2020 03:54:36 PM  
\$44.50 JESSICA  
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*Allen S. Bayl*