

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: Robin C. Dial  
341 Highway 61 .  
Columbiana, AL 35051

File No.: S-21-26894

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **David Robert Reed and Jennifer Lynn Reed, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robin C. Dial**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

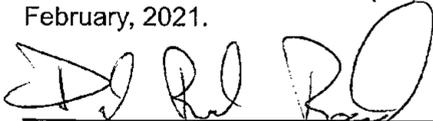
**Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$288,000.00** 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of February, 2021.

  
\_\_\_\_\_

David Robert Reed

  
\_\_\_\_\_

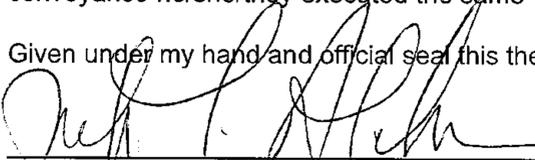
Jennifer Lynn Reed

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that David Robert Reed and Jennifer Lynn Reed, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

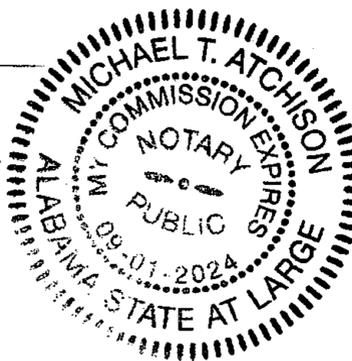
Given under my hand and official seal this the 9th day of February, 2021.

  
\_\_\_\_\_

Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described real estate situated in Shelby County, Alabama, to-wit:

Part of the W 1/2 of the NE 1/4 of Section 7, Township 22, Range 1 East, described as follows: Beginning at a point 208.9 feet West of the southeast corner of the SW 1/4 of NE 1/4 of said Section 7, run thence North 417.5 feet; thence West 451.1 feet to a post; thence North 902.2 feet to a post; thence West 69.6 feet; thence North 729.6 feet to a post; thence West 590.4 feet; thence South 2049.6 feet; thence East 1111.1 feet to point of beginning.

LESS AND EXCEPT that portion of said real estate more particularly described as follows:

Commence at the southeast corner of the SW 1/4 of the NE 1/4, Section 7, Township 22 South, Range 1 East; thence South 89 degrees 24 minutes West (MB) for a distance of 208.90 feet to a point; thence turn an angle of 89 degrees 51 minutes to the right and proceed North 45 minutes West (MB) for a distance of 12.0 feet to the point of intersection with the North right of way line of County Highway 61, being the point of beginning of the parcel of land herein described; thence continue North 45 minutes West (MB) for a distance of 344.35 feet to a point (iron pin); thence turn an angle of 98 degrees 6 minutes 30 seconds to the left and proceed South 81 degrees 8 minutes 30 seconds West (MB) for a distance of 198.55 feet to a point (iron pin); thence turn an angle of 80 degrees 22 minutes to the left and proceed South 46 minutes 30 seconds West (MB) for a distance of 311.03 feet to a point (iron pin); thence turn an angle of 90 degrees to the left and proceed South 89 degrees 13 minutes 30 seconds East (MB) for a distance of 204.85 feet to the point of beginning (iron pin). Said property is lying in the SW 1/4 of NE 1/4, Section 7, Township 22 South, Range 1 East.

