

Send Tax Notice to:

Javier Reyes
4419 Old Cahaba Parkway
Helena Al 35080

20210517000241920
05/17/2021 12:24:06 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty Three Thousand and 00/100 Dollars (\$223,000.00)** 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 where is acknowledged. I or we, **Timothy Russell Taylor and Chrislyn Joy Taylor, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is **52 Red Oak Rd, Helena, Al 35080** grant, bargain, sell and convey unto **Javier Reyes** herein referred to as grantees) whose mailing address **4419 Old Cahaba Pkwy, Helena Al 35080** , , together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **223 Falling Water Way, Alabaster, AL 35114** to wit:

Lot 9, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabma

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.
\$178,400.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantees,. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14 day of May, 2021

[Handwritten signature]

Timothy Russell Taylor

[Handwritten signature]

Chrislyn Joy Taylor

STATE OF ALABAMA

JEFFERSON COUNTY

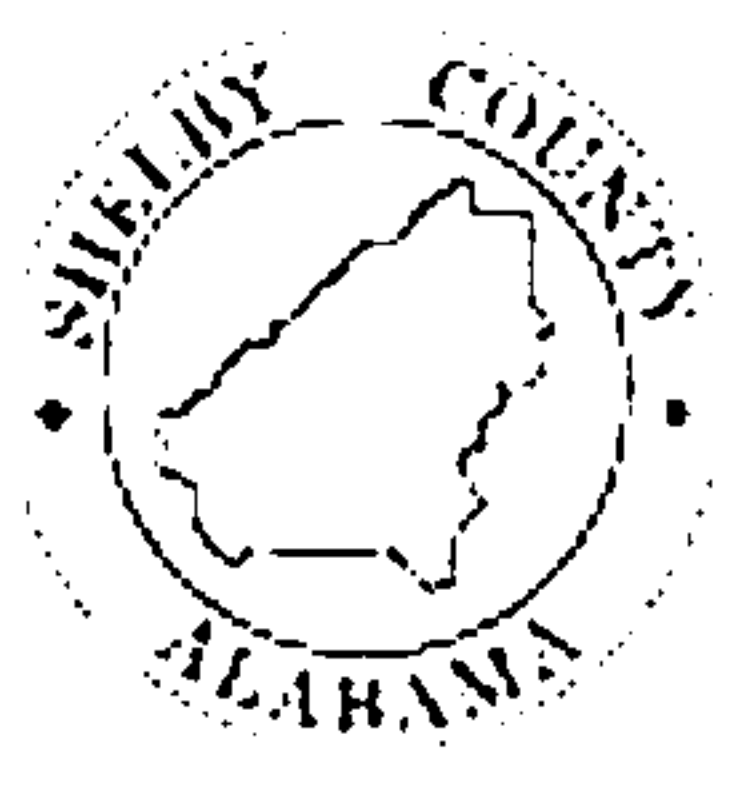
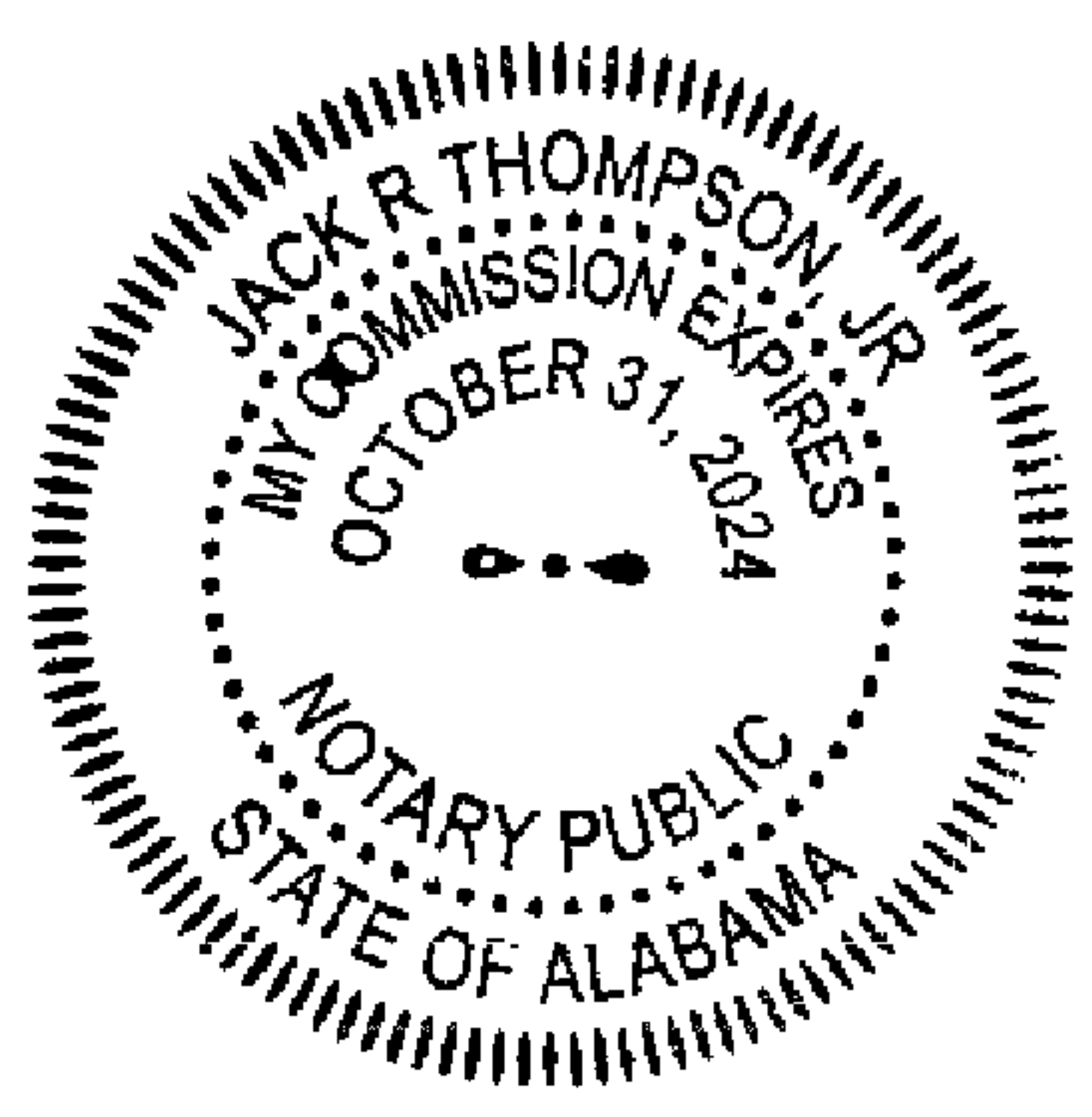
I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Timothy Russell Taylor and Chrislyn Joy Taylor whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 14th day of May, 2021

My Commission Expires: 10/31/2024
[Signature]
Notary Public

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB 2237



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 12:24:06 PM
\$70.00 MISTI
20210517000241920

Allie S. Bayl