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09/10/2021 11:52:37 AM

DEEDS 1/2

This Instrument was Prepared by:

Send Tax Notice To: Ashley Reynolds

Lauren N. Smith, Esquire  
for National Title & Appraisal, Inc.  
2880 Crestwood Blvd.  
Irondale, AL 35210

3129 Woodbridge Dr.  
Birmingham, AL 35242

File No.: 211749

## WARRANTY DEED

Tax Assessed Value: \$272,200.00

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the Divorce Agreement 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, Justin Salter, a single man whose mailing address is 460 E Moore St Detroit TX 48207 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ashley Reynolds, whose mailing address is 3129 Woodbridge Dr., Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 3129 Woodbridge Dr., Birmingham, AL 35242**; 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.

**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.**

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 3rd day of September, 2021

Justin Salter

County of Jefferson

I, DEBRA VAUGHN ESCOTT, a Notary Public in and for the said County in said State, hereby certify that Justin Salter, 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 3rd day of September, 2021.

Justin Salter  
Notary Public, State of Alabama  
DEBRA VAUGHN ESCOTT  
My Commission Expires: 8/15/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/10/2021 11:52:37 AM  
\$297.50 JOANN  
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*Allen S. Bayl*