

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27580

Send Tax Notice To: Carla Hilliard
John A. Hilliard, II
205 L And M Trce.
Shelby, AL 35143

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Ninety Five Thousand Nine Hundred Ten Dollars and Eleven Cents (\$495,910.11)**, 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, **J. W. Reeder and Dovie R. Reeder, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Carla Hilliard and John A. Hilliard, II**, (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

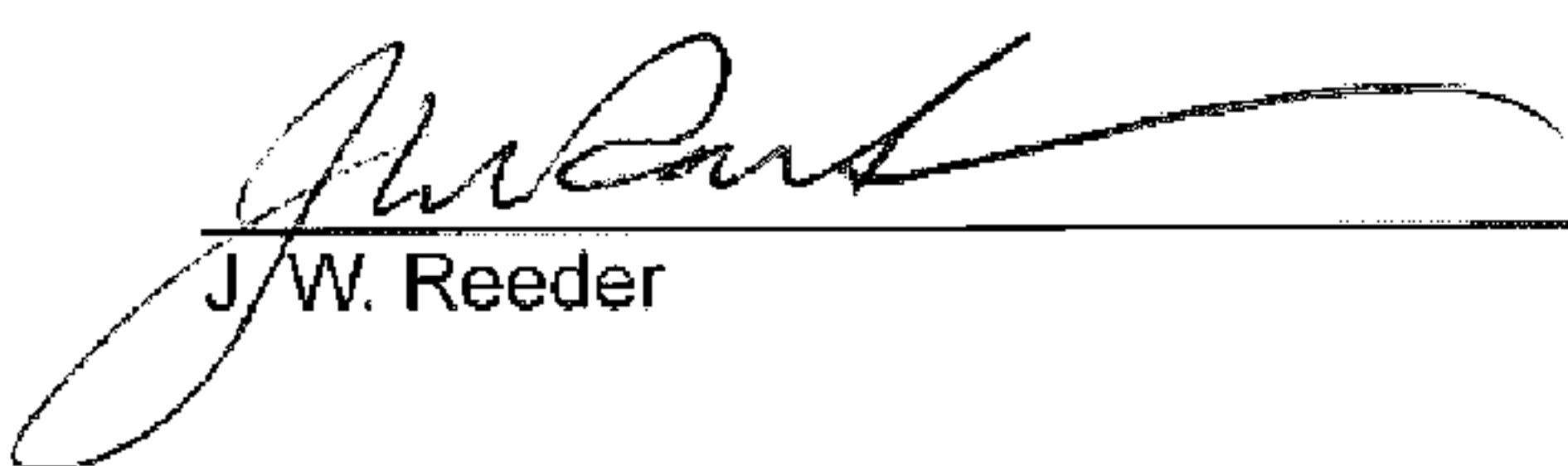
Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$396,727.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 15th day of September, 2021.


J.W. Reeder

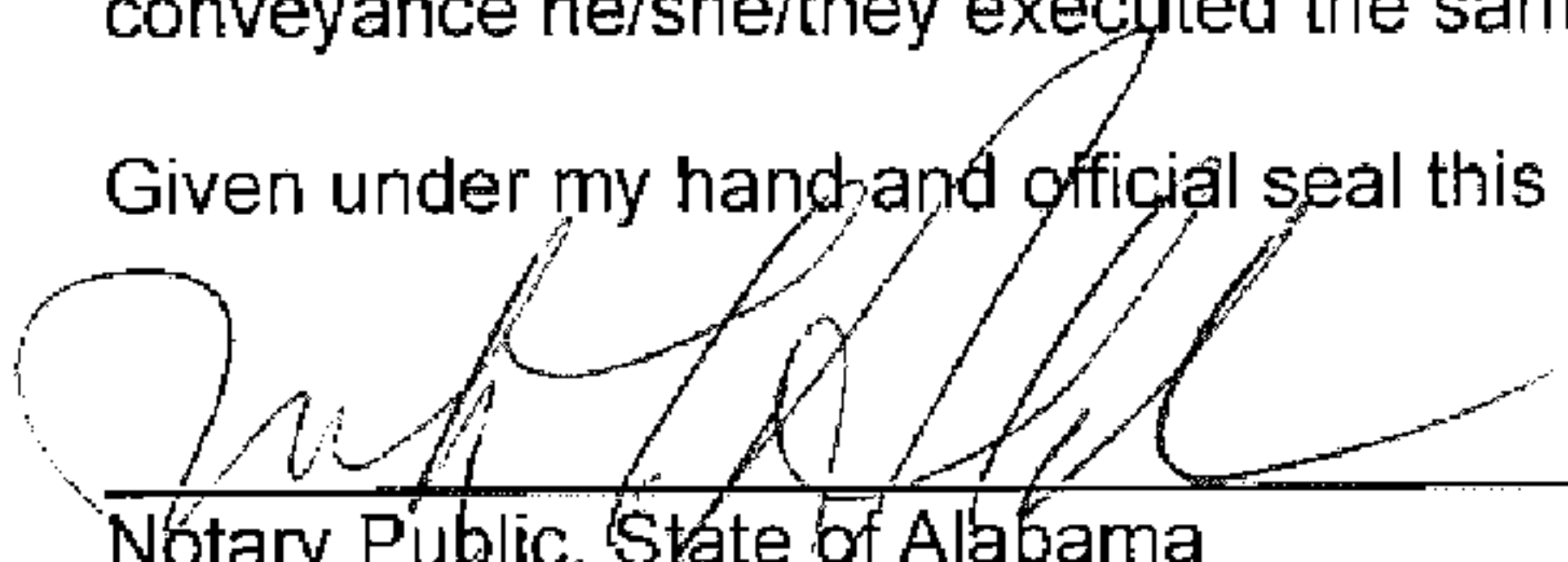

Dovie R. Reeder

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 J. W. Reeder and Dovie R. Reeder, 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 15th day of September, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

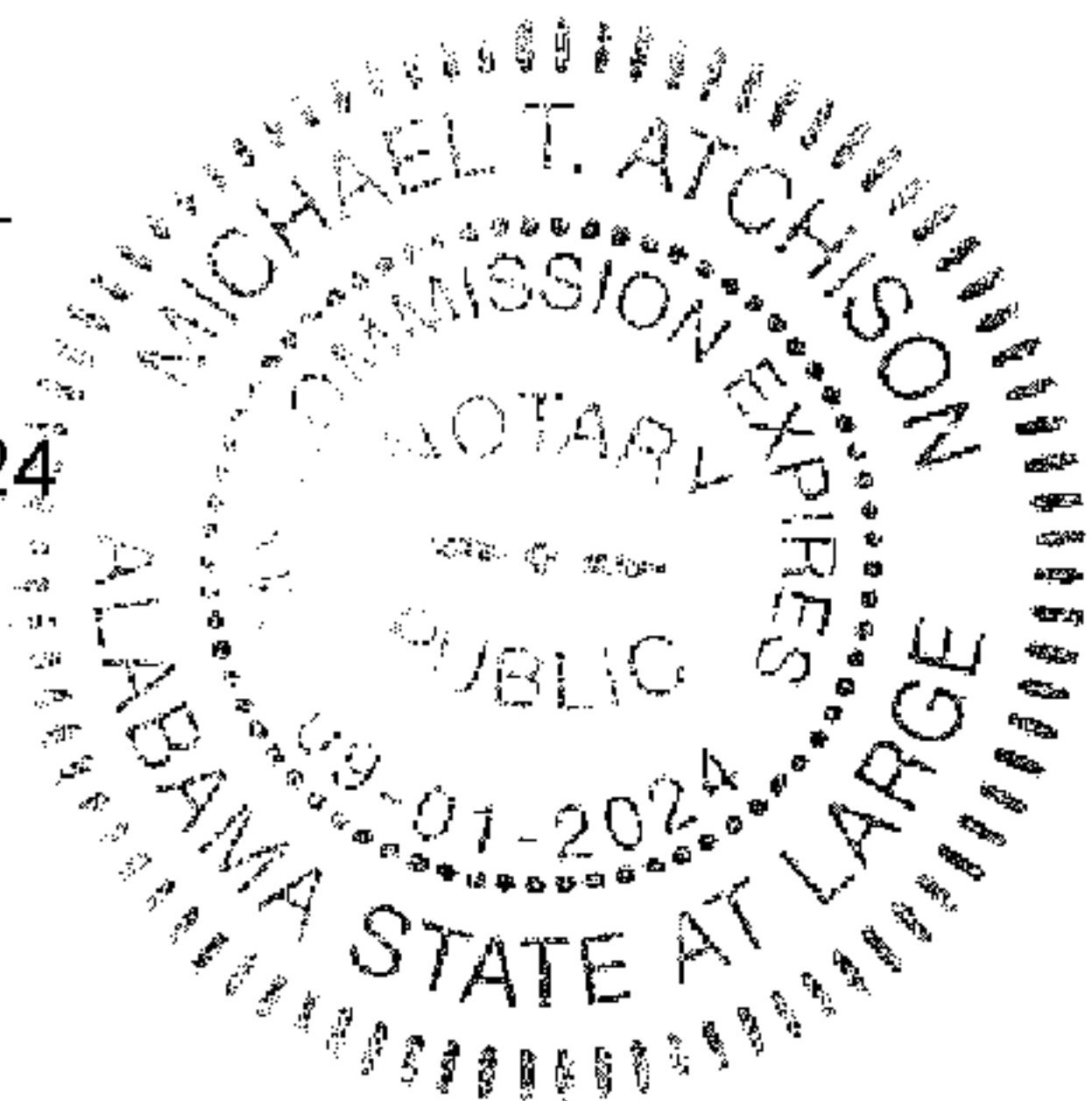


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 13A, according to the proposed resurvey of Lots 12, 13 and 14 of Murphy's Fishing Camp, being more particularly described as follows:

Commence at the SE corner of Section 2, Township 24 North, Range 15 East; thence run North along the East line thereof for 1064.00 feet; thence 90 degrees 00 minutes 00 seconds left run West for 240.00 feet; thence 90 degrees 3 minutes 21 seconds right run northerly for 263.00 feet to the point of beginning; thence 359 degrees 59 minutes 53 seconds right run northerly for 119.50 feet; thence 75 degrees 1 minutes 34 seconds left run northwesterly for 84.23 feet; thence 18 degrees 52 minutes 3 seconds right run northwesterly for 128.07 feet; thence 79 degrees 27 minutes 23 seconds left run southwesterly for 144.67 feet; thence 77 degrees 11 minutes 3 seconds left run southeasterly for 129.92 feet; thence 57 degrees 12 minutes 16 seconds left run easterly for 218.56 feet to the point of beginning. Situated in Shelby County, Alabama.

Allen S. Bayl

Form RT-1