

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
James G. Corbin
101 Linda Lane
Montevallo, AL 35811

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Thousand Dollars and No Cents (\$600,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Scott Reneau and Donna Reneau, husband and wife, whose mailing address is:

1252 County Road 800, Calera, AL 35040

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James G. Corbin, whose mailing address is: 101 Linda Lane, Montevallo, AL 35811

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 101 Linda Lane, Montevallo, AL 35811** to-wit:

Lot 1, according to the Map of Survey of Reneau's Ranch subdivision, being rcoreded in Map Book 26, in the Probate Office of Shelby County, Alabama. Page 26

Subject to: All easements, restrictions and rights of way of record.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 25 day of February, 2022.

Scott Reneau

Donna Reneau by Attorney-in-Fact, Tammie Williams Hatch
Donna Reneau by Attorney-in-Fact, Tammie Williams Hatch

State of Alabama

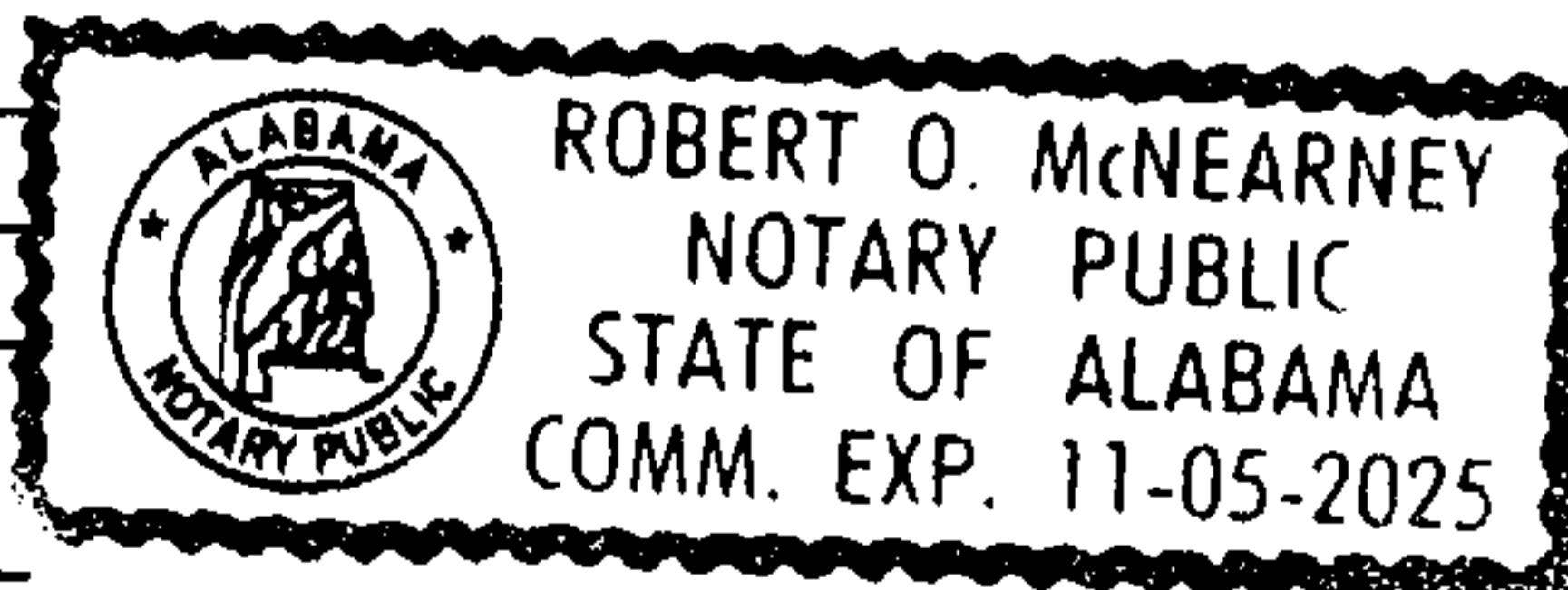
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Scott Reneau and Donna Reneau, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 25th day of February, 2022.

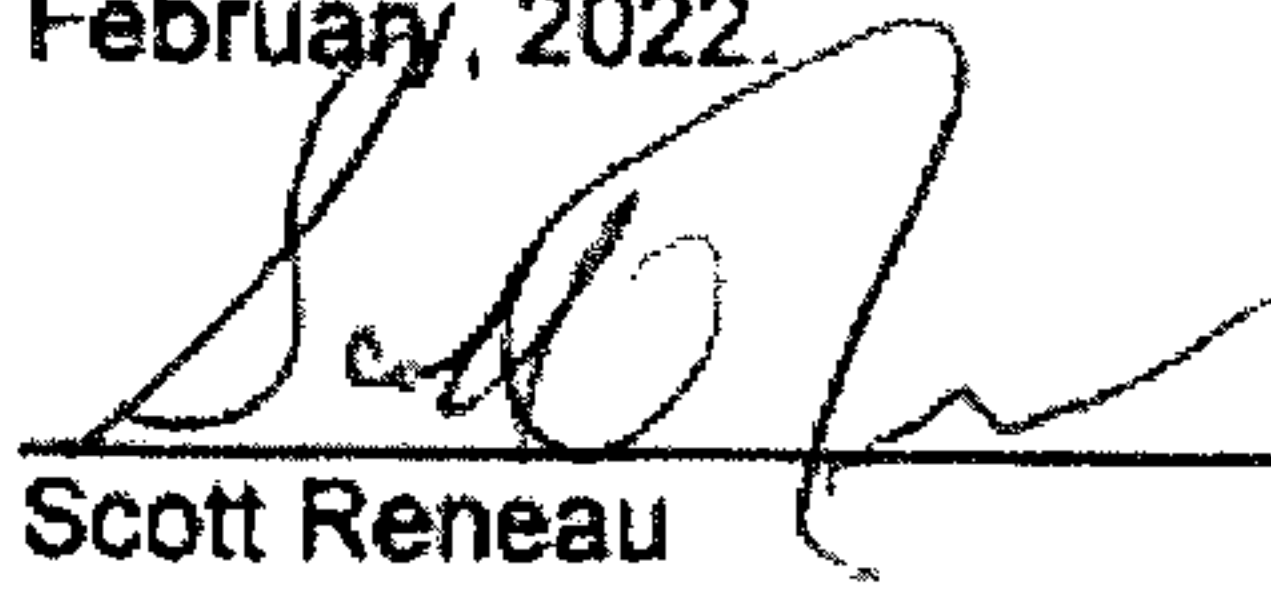
Robert O. McNearney
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____



IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 25th day of February, 2022.



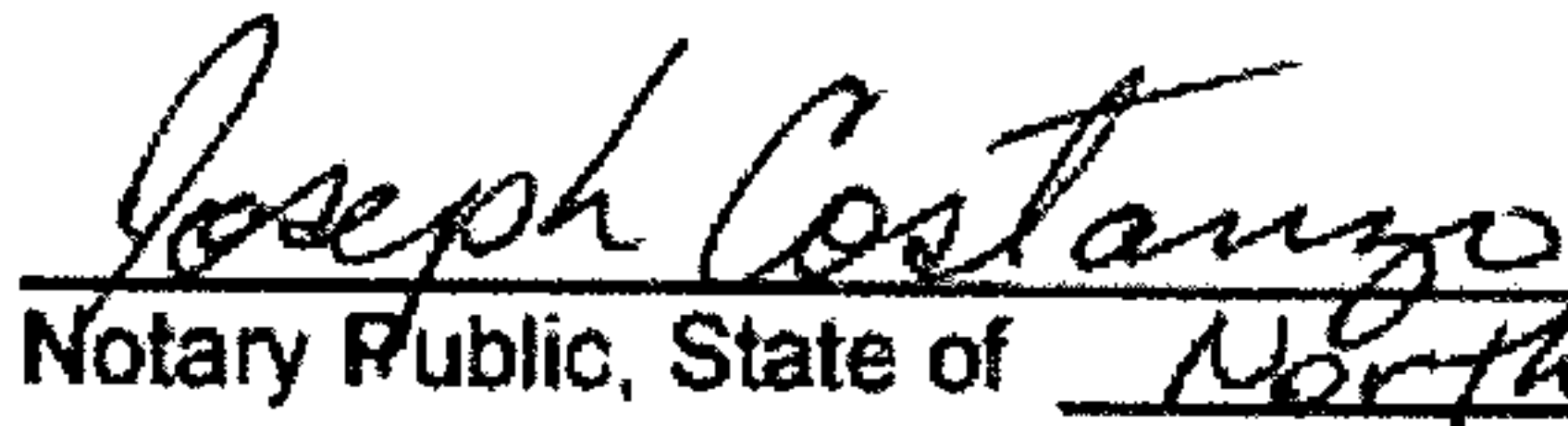
Scott Reneau



Donna Reneau by Attorney-in-Fact, Tammie Williams Hatch

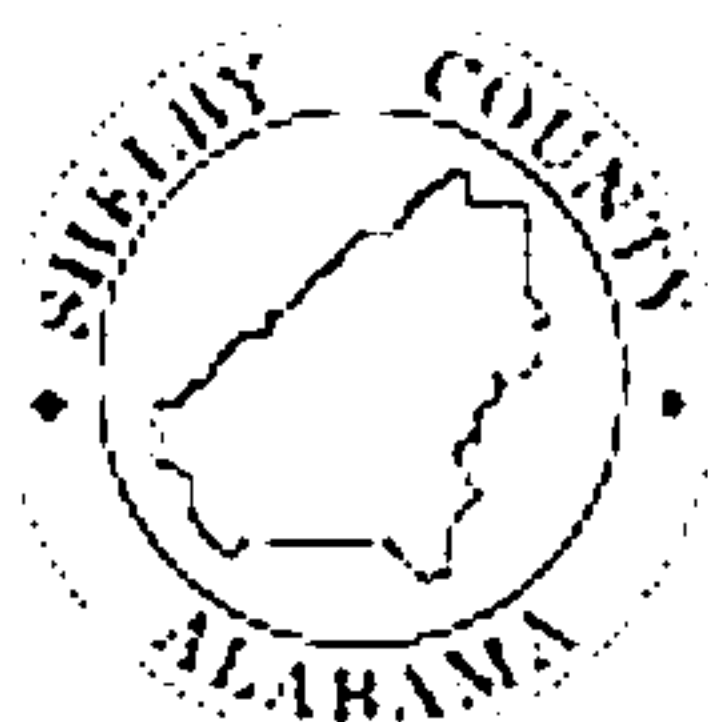
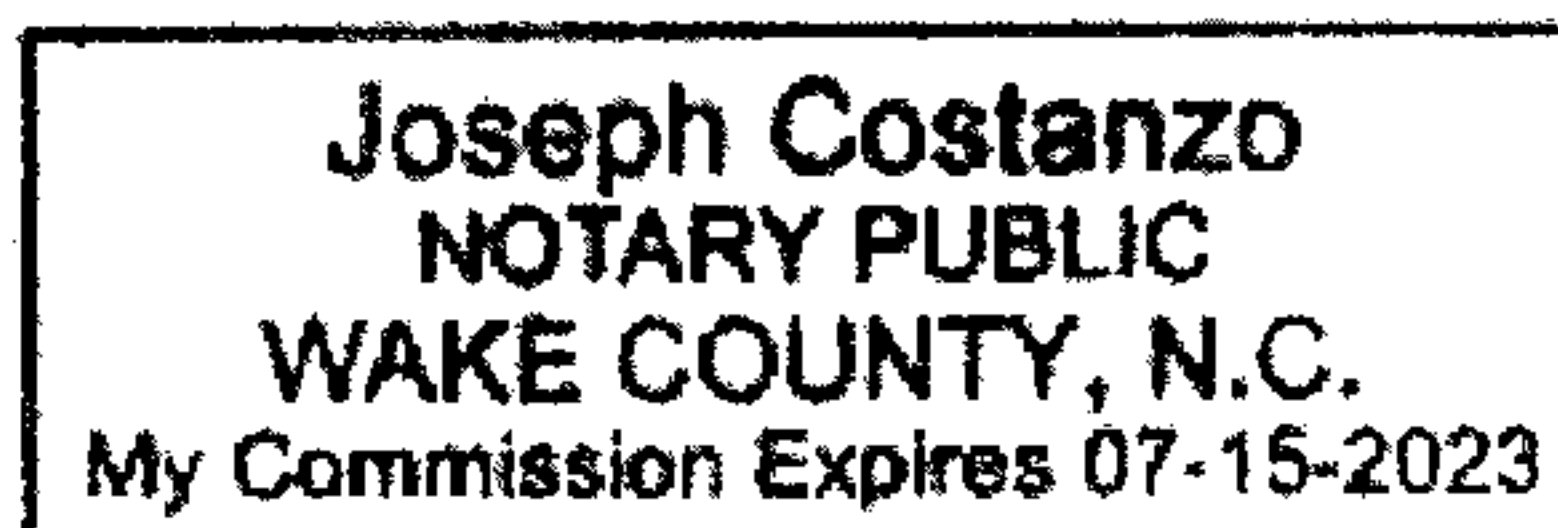
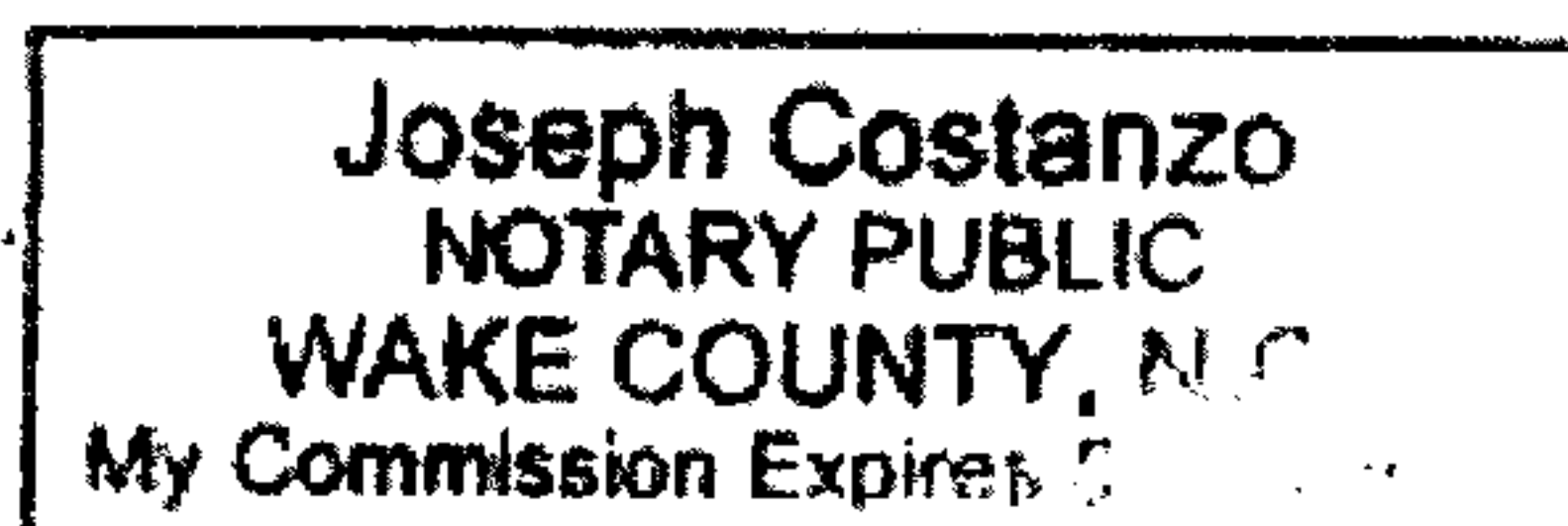
State of ~~Alabama~~ North Carolina
County of Johnston

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Scott Reneau and ~~Donna Reneau~~, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 25th day of February, 2022.



Notary Public, State of North Carolina

Printed Name of Notary
My Commission Expires: 7-15-2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2022 04:28:43 PM
\$628.00 BRITTANI
20220301000087700

