

Send tax notice to:
U/T/A
17400 HWY 42
SHELBY, AL, 35143

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2022321T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Six Thousand and 00/100 Dollars (\$536,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSEPH W REID, JR. and DOROTHY A REID, HUSBAND AND WIFE** whose mailing address is: 3215 Colony Park Drive, Birmingham, Alabama 35243 (hereinafter referred to as "Grantors") by **Garth Wayne Wilson and Joan Kay Wilson, Trustees, U/T/A dated November 1, 2006 f/b/o Garth Wayne Wilson and Joan Kay Wilson** whose property address is: **17400 HWY 42, SHELBY, AL, 35143** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 5, according to Willow Island Subdivision, the same being a part of the NW ¼ of SE ¼ of Section 13, Township 22 South, Range 1 East, a plat of said subdivision is recorded in Map Book 4, page 73, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

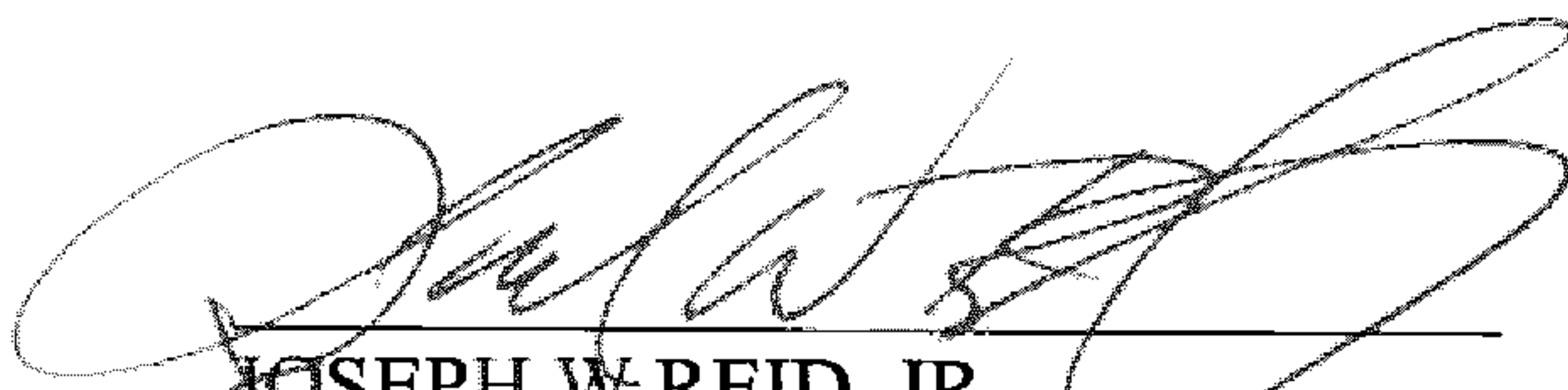
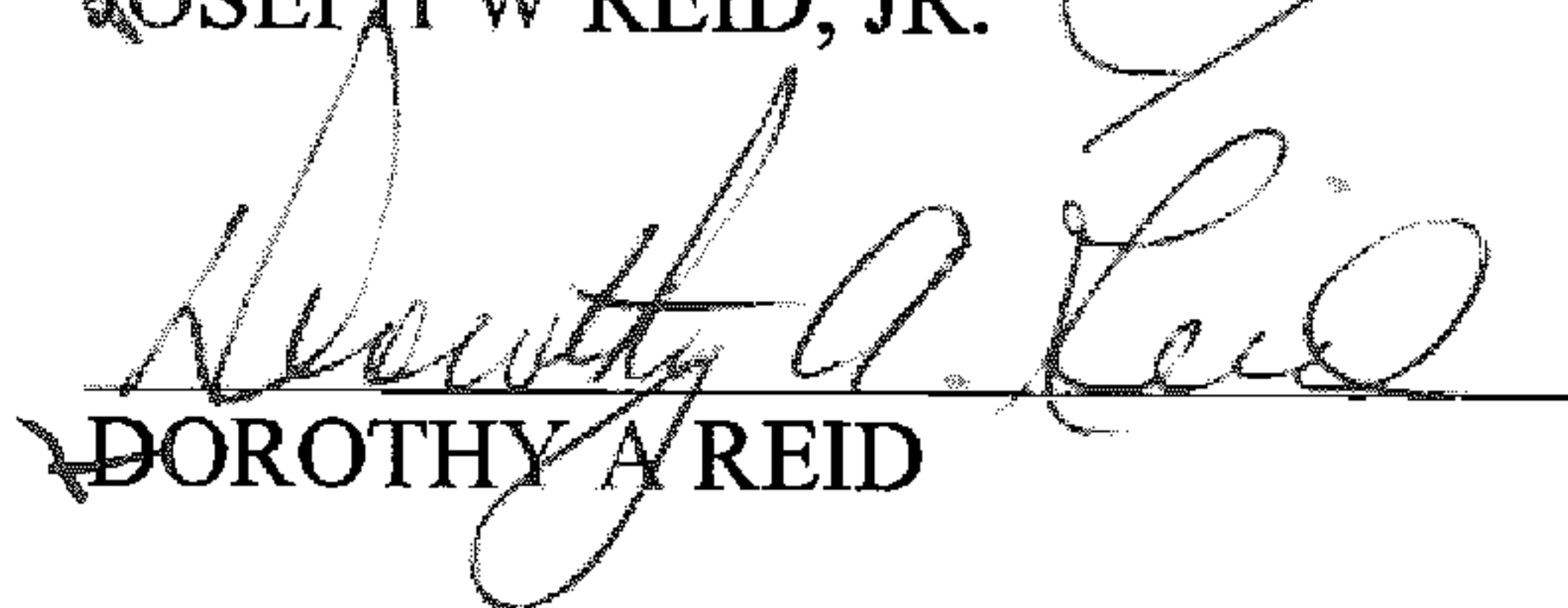
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Willow Island Subdivision, as recorded in Map Book 4, page 73, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Protective Covenants as recorded in Deed Book 220, page 891, in the Probate Office of Shelby County, Alabama.
5. Riparian Rights, if any, pertaining to the fact that the property lies near or adjacent to the Coosa River.
6. Covenants, Conditions and Restrictions as stated in that document recorded in Book 230, page 816.
7. Transmission line permits to Alabama Power Company as recorded in Deed Book 222, page 189.
8. Flood rights acquired by Alabama Power Company as recorded in Deed Book 237, page 44, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

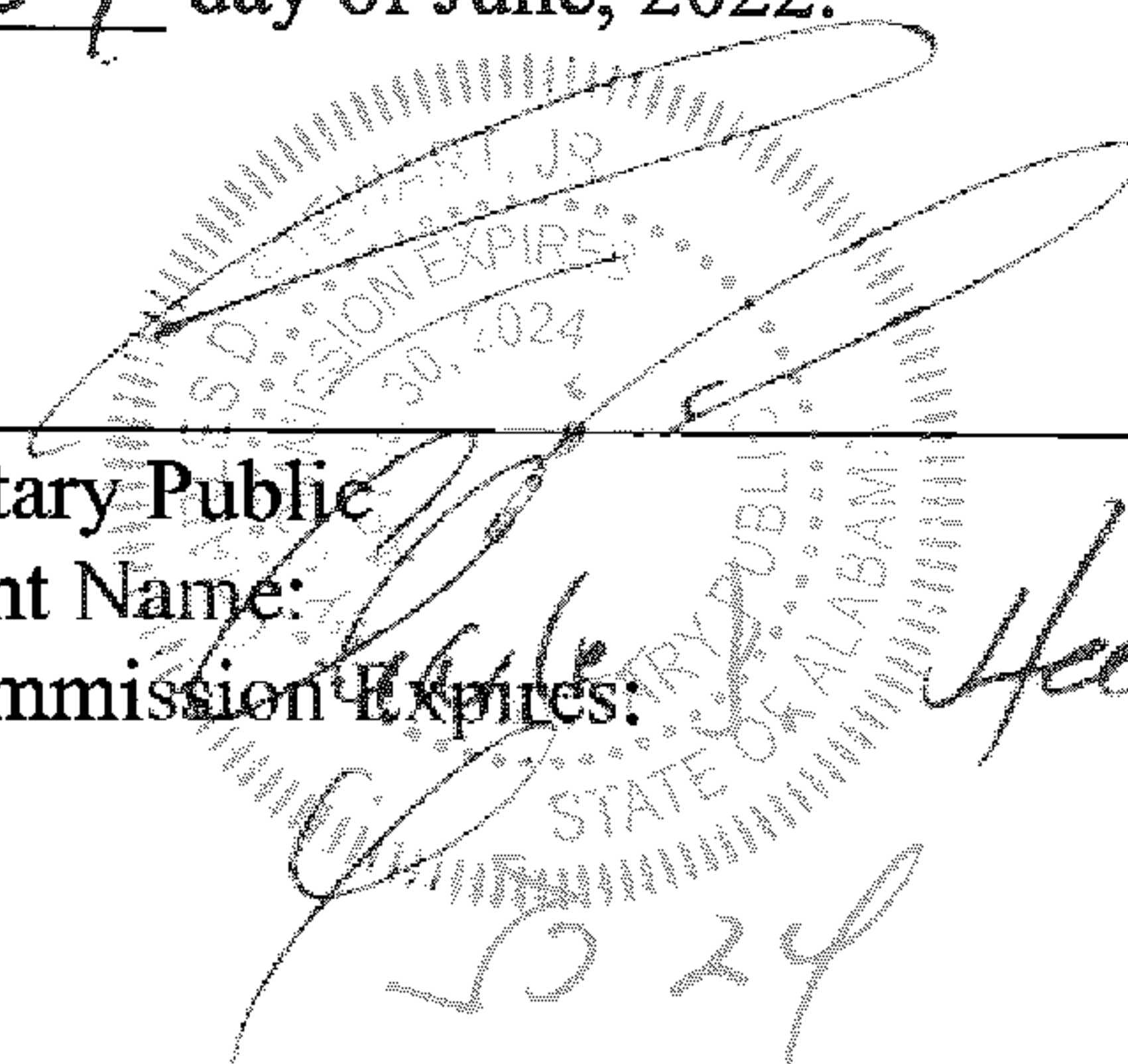
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29 day of June, 2022.

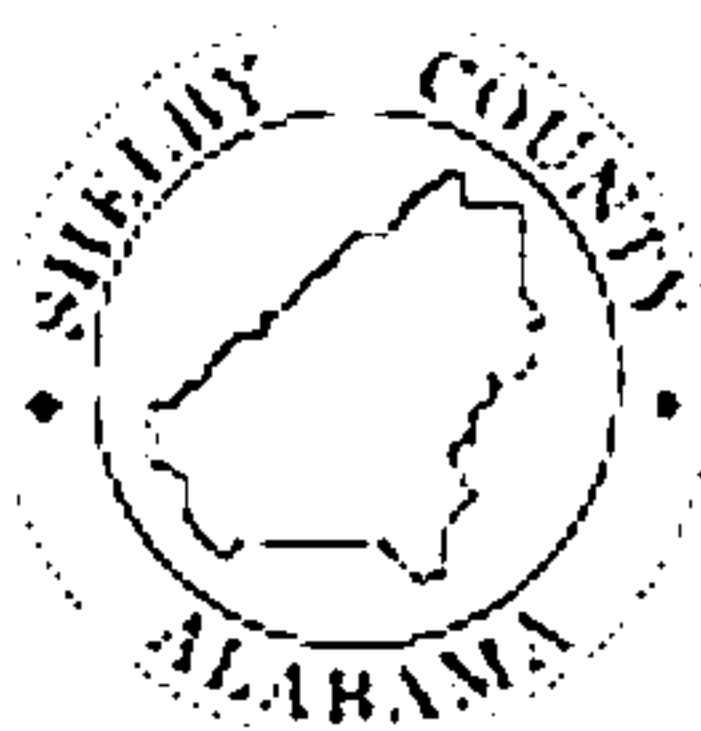

JOSEPH W REID, JR.

DOROTHY A REID

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH W REID, JR. and DOROTHY A REID whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of June, 2022.


Notary Public
Print Name: Hebert J
Commission Expires: 30 24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2022 11:02:48 AM
\$564.00 JOANN
20220630000260710

Allen S. Bayl