

SEND TAX NOTICE TO:

Robert Lee Reagan, Robert Lee Reagan, Jr., and Mary
Ann Griffin
144 Biltmore Drive
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$485,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jay Scott Barden and Cristina M. Barden, husband and wife**, whose address is 8588 Tourmaline Blvd. Boynton Beach, FL 33472 (hereinafter "Grantor", whether one or more), by **Robert Lee Reagan, Robert Lee Reagan, Jr., and Mary Ann Griffin**, whose address is 144 Biltmore Drive, Birmingham, AL 35242 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Robert Lee Reagan, Robert Lee Reagan, Jr., and Mary Ann Griffin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 200 Highway 414, Wilsonville, AL 35186 to-wit:**

Lot 28, according to the Survey of Walters Cove, First Sector, as recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 25th day of July, 2022.



Jay Scott Barden

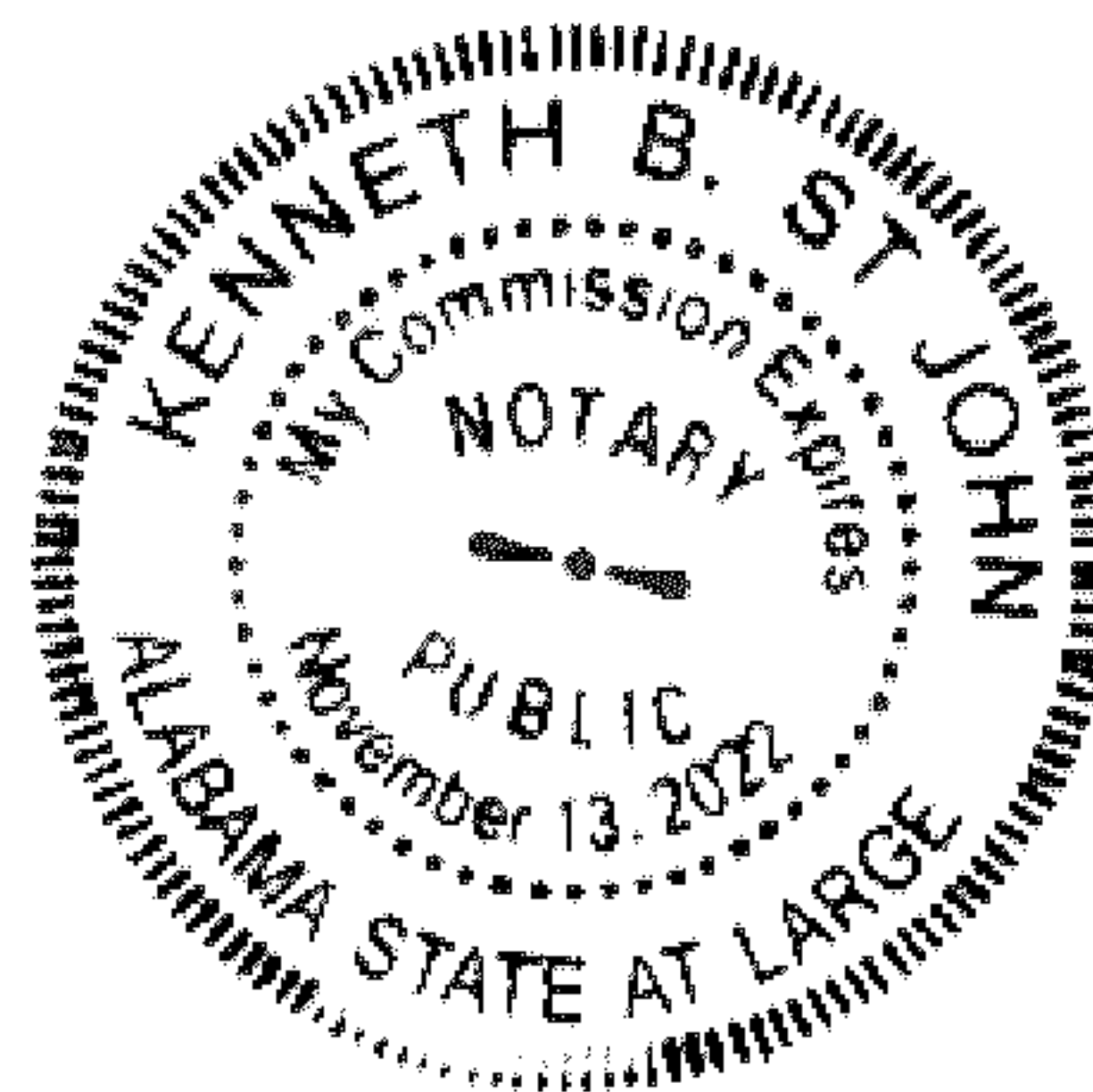

Cristina M. Barden

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jay Scott Barden and Cristina M. Barden whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2022.


Notary Public : Kenneth B. St. John
My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2022 08:02:08 AM
\$511.00 BRITTANI
20220726000291240

