

Send tax notice to:
ALLISON JONES LOPRESTI
268 WINDCHASE DRIVE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2022457

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifteen Thousand and 00/100 Dollars (\$515,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT LEE REAGAN and MARTIN JEROME ANDERSON, SINGLE INDIVIDUALS**, whose mailing address is 144 Biltmore Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by **ALLISON JONES LOPRESTI and THOMAS MICHAEL LOPRESTI** whose property address is: **268 WINDCHASE DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 14, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18 page 55 A & B, in the Probate Office 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. Covenants, restrictions, easements, rights of way and building setback lines as shown on the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, page 55 A & B, in the Probate Office of Shelby County, Alabama.
3. Covenants, conditions and restrictions as recorded in Instrument 1994-10992 and Instrument #2000-37357 in Probate Office.
4. Permits to Alabama Power Company as set forth in instrument recorded in Deed Book 177, page 55 and Deed Book 129, page 550 in Probate Office.
5. Right of way to Shelby County recorded in Deed Book 177, page 55 in Probate Office.
6. Release of damages recorded in Instrument #2000-27159; Instrument #1994-13089 and Instrument #1995-21514 in Probate Office.

\$412,000.00 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 Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 16 day of September, 2022.

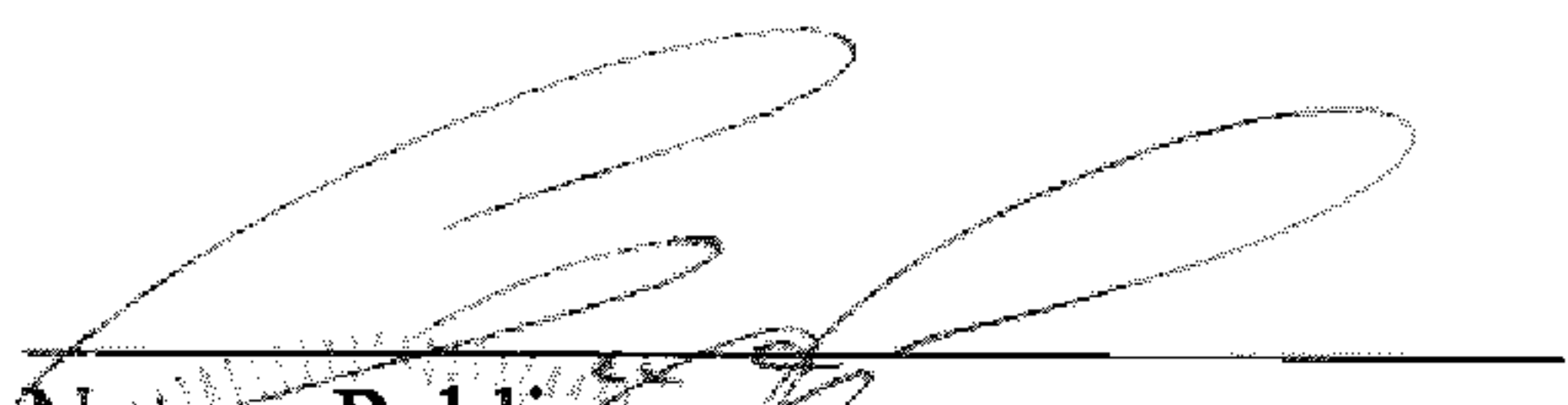
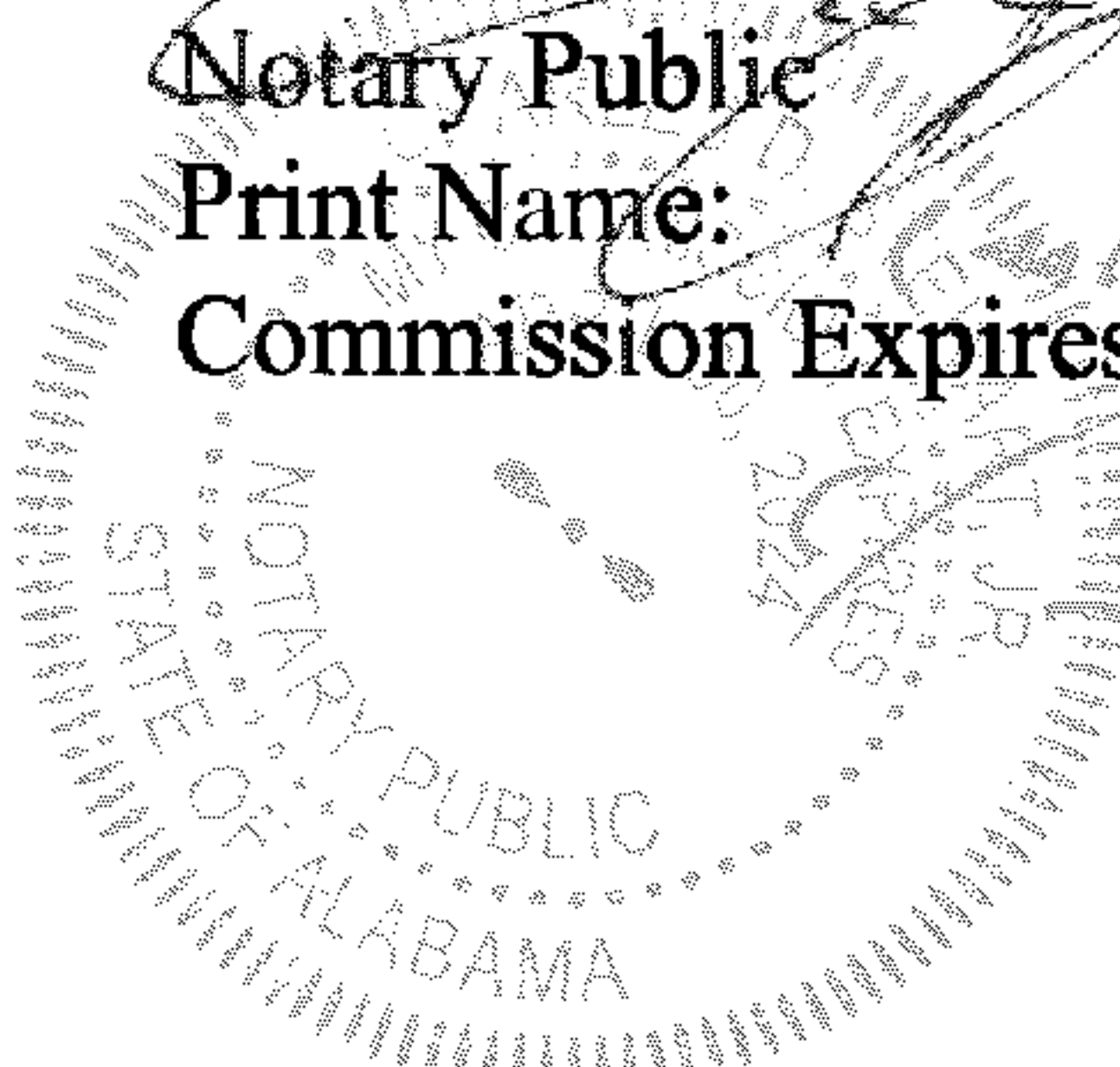

ROBERT LEE REAGAN


MARTIN JEROME ANDERSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT LEE REAGAN and MARTIN JEROME ANDERSON whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of September, 2022.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 09/30/24




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2022 09:32:46 AM
\$540.00 BRITTANI
20220919000360430

