

20221019000395100
10/19/2022 01:30:29 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Christopher Lamar Wooley and Alesher Wooley
112 Wagon Trail
Alabaster, AL 35007

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 **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patricia Reed, an unmarried woman**, whose address is 246 Wagon Trail, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Christopher Lamar Wooley and Alesher Wooley**, whose address is 112 Wagon Trail Alabaster AL. 35007 (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 **Christopher Lamar Wooley, and Alesher Wooley, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 112 Wagon Trail, Alabaster, AL 35007 to-wit:**

Lot 25, according to the Survey of Apache Ridge, Fifth Sector, as recorded in Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama.

Patricia Lou Reed is one and the same person as Patricia Reed; grantee in that certain deed recorded in Instrument # 20080320000113630 with the Judge of Probate Shelby County, Alabama.

Earl Walter Reed is one and the same person as Earl Reed; grantee in that certain deed recorded in Instrument # 20080320000113630 with the Judge of Probate Shelby County, Alabama.

Patricia Reed is the surviving grantee of that certain deed recorded in Instrument # 20080320000113630, in the Probate Office of Shelby County, Alabama; the other grantee Earl Reed, having died on or about the 25th day of September 2018.

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 \$270,019.00 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 19th day of October, 2022.

Patricia Reed by Julia Reed Stafford, her Attorney-in-Fact
Patricia Reed by Julia Reed Stafford, her Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Julia Reed Stafford, whose name as attorney in fact for Patricia Reed, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of October, 2022.

[Handwritten Signature]
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2022 01:30:29 PM
\$30.00 JOANN
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Allie S. Bayl