

Send tax notice to:
ROGER REUSE
2339 RIDGE TRAIL
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

2022550

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thirty-Nine Thousand and 00/100 Dollars (\$639,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MERILYN R CROUCH, A SINGLE INDIVIDUAL, TRUSTEE UNDER DECLARATION OF TRUST DATED OCTOBER 8, 1996 F/B/O THE CROUCH FAMILY TRUST**, whose mailing address is **2717 PARKWAY LAKE DRIVE, BIRMINGHAM, ALABAMA**, (hereinafter referred to as "Grantors") by **ROGER REUSE and MEREDITH REUSE** whose property address is: **2339 RIDGE TRAIL, BIRMINGHAM, AL, 35242** 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 32, according to the Survey of Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, page 41 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easements, building lines and restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Real 286, page 709; Real 289, page 700; Real 306, page 131; Instrument No. 1997-23039; and Instrument No. 1997-23040.
4. Right of way granted to Alabama Power Company recorded in Volume 285, page 805 and Real 333, page 225.
5. Agreement as recorded in Misc. Book 48, page 880.
6. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their 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 her hand and seal this the 20th day of October, 2022.

Marilyn R Crouch
MERILYN R CROUCH, AS TRUSTEE
UNDER DECLARATION OF TRUST
F/B/O THE CROUCH FAMILY TRUST

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MERILYN R CROUCH, TRUSTEE UNDER DECLARATION OF TRUST DATED OCTOBER 8, 1996 F/B/O THE CROUCH FAMILY TRUST, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of October, 2022.

Shannon Viall
Notary Public
Print Name: Shannon Viall
Commission Expires: 9-26-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2022 11:42:57 AM
\$665.00 JOANN
20221027000404040

Allie S. Boyd