

20230104000003770
01/04/2023 03:44:37 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Walton Exley Reed and Kristen McKee Reed
144 Oakmont Road
Birmingham, AL 35244

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 SIXTY THOUSAND AND 00/100 (\$460,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Margaret B. Jameson, an unmarried woman**, whose address is 1051 G W Haschke Lane, Wimberley, TX 78676, (hereinafter "Grantor", whether one or more), by **Walton Exley Reed and Kristen McKee Reed**, whose address is 144 Oakmont Road, Birmingham, AL 35244, (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 **Walton Exley Reed and Kristen McKee Reed**, the following described real estate situated in Shelby County, Alabama, the address of which is **144 Oakmont Road, Birmingham, AL 35244 to-wit:**

Lot 21-AB, being a resurvey of Lot 20, of Heatherwood, 2nd Sector, (Map Book 8, Page 28) and also a resurvey of Lots 21-A and 23-A, of a Resurvey of Lots 22, 23, 24, 25, 26 and 27, Heatherwood, 2nd Sector (Map Book 9, Page 26), as shown by plat recorded in Map Book 9, Page 55, 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 \$437,000.00 executed and recorded simultaneously herewith.

Margaret B. Jameson is the surviving grantee of that deed recorded in Deed Book 274, Page 477, in the Probate Office of Shelby County, Alabama; the other grantee DB Jameson, having died on or about the 14th day of March 2009.

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 27 day of December, 2022.

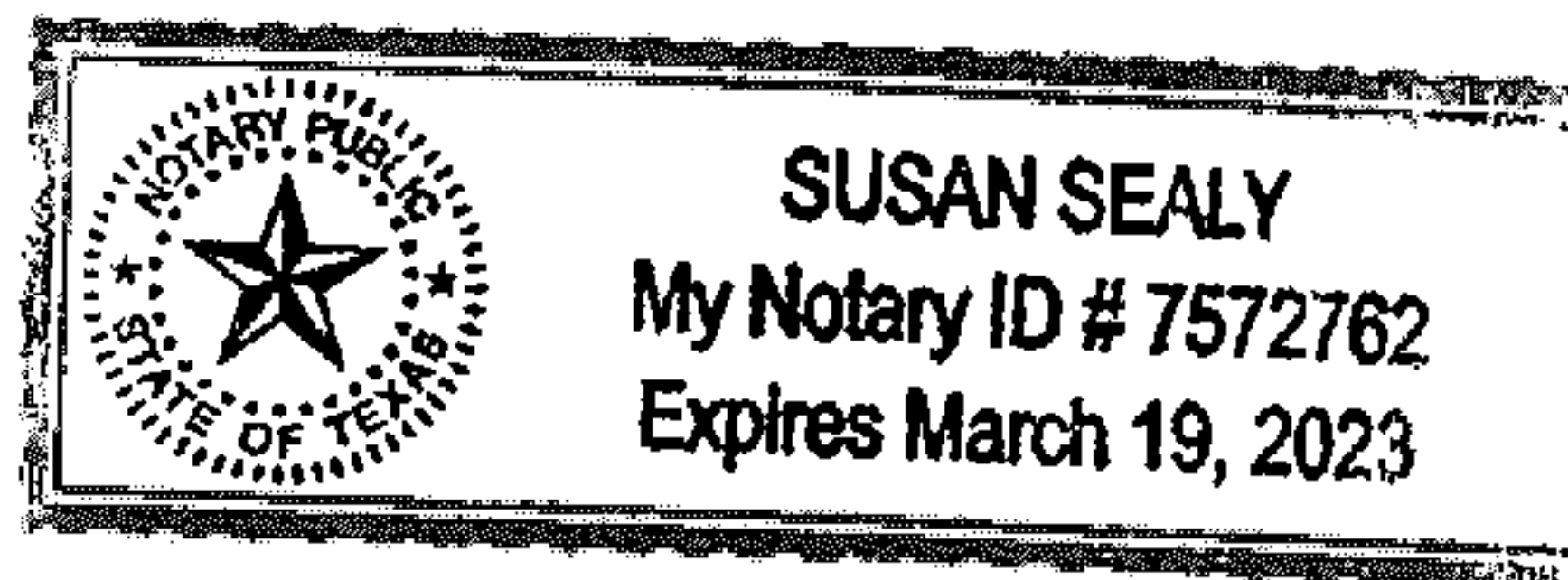
Margaret B. Jameson
Margaret B. Jameson

STATE OF Texas
COUNTY OF Harris

I, the undersigned Notary Public in and for said County and State, hereby certify that Margaret B. Jameson whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, 2022.

Susan Sealy
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2023 03:44:37 PM
\$48.00 BRITTANI
20230104000003770

Brittani S. Bayl