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DEEDS 1/4

Grantor: Christopher A. Creel 2007 Lullwater Road Birmingham, AL 35242 Grantee: Real Estate Investments LTD, LLC 5336 Stadium Trace Parkway Hoover, AL 35244	Property Address: 2847 Bridlewood Terrace Helena, AL 35080 Date of Sale: January <u>6</u> , 2023 Total Purchase Price: \$200,000.00 Purchase Price Verification: See deed below
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THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Suite 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Real Estate Investments LTD, LLC
5336 Stadium Trace Parkway
Hoover, AL 35244

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
 ; KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Two Hundred Thousand and No/100, (\$200,000.00) DOLLARS, in hand paid to the undersigned, Christopher A. Creel, a single man, (hereinafter referred to as "GRANTOR"), by Real Estate Investments LTD, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current year, 2023 and all subsequent years, not yet due and payable.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or herein after

- furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
 6. Such state of facts as shown on record subdivision plat recorded in Map Book 17, page 34, Shelby County Records.
 7. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
 8. Building line(s) as shown by recorded map.
 9. Easement(s) as shown by recorded map.
 10. Restrictions as shown by recorded map.
 11. Right of way granted to Alabama Power Company recorded in Deed Volume 226, page 553 in the Probate Office of Shelby County, Alabama.
 12. Easement to the City of Helena for sanitary sewer, as recorded in Real 364, page 409, in the Probate Office of Shelby County, Alabama.
 13. Grant of Easement to Alabama Power Company with Restrictive Covenants recorded in Instrument 1994-1198, in the Probate Office of Shelby County, Alabama.
 14. Declaration of Protective Covenants as recorded in Instrument 1994-4952 and Instrument 1998-24193, in the Probate Office of Shelby County, Alabama.

\$160,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

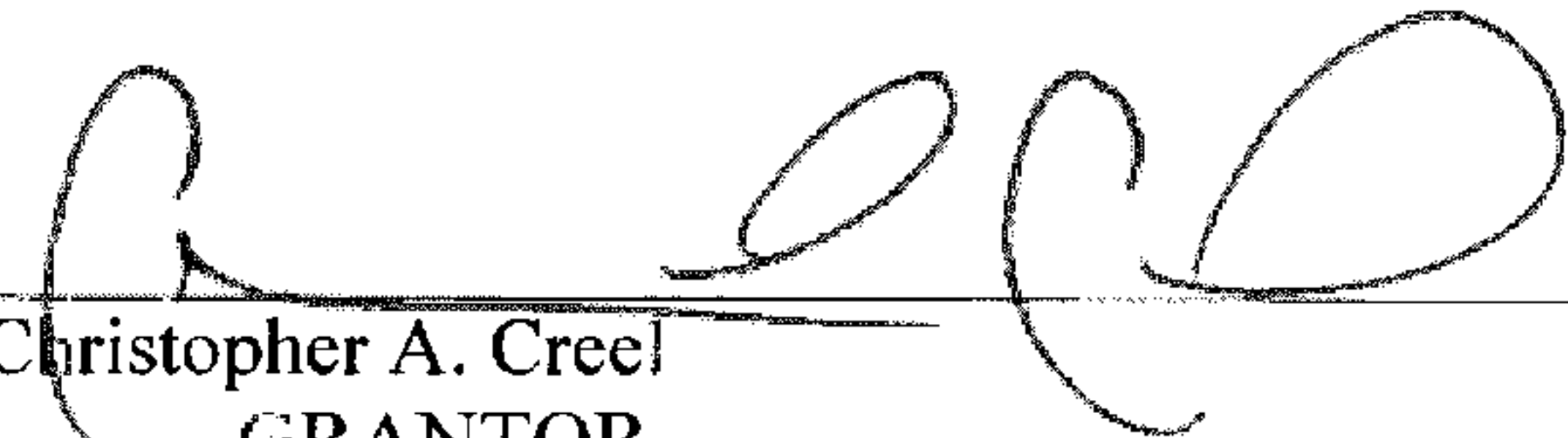
No part of the real property conveyed herein constitutes the homestead of the Grantor.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and/or assigns forever.

And GRANTOR does for himself and for his heirs and/or assigns covenant with the said GRANTEE, its successors and/or assigns, that GRANTOR is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and/or assigns shall warrant and defend the same to the said GRANTEE, its successors and/or assigns forever, against the lawful claims of all persons.

SEE ATTACHED SIGNATURE PAGE

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal, this 6 day of January, 2023.



Christopher A. Creel
GRANTOR

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Christopher A. Creel, a single man, whose name 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, he with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of January, 2023.



NOTARY PUBLIC
My commission expires: 5-23-24

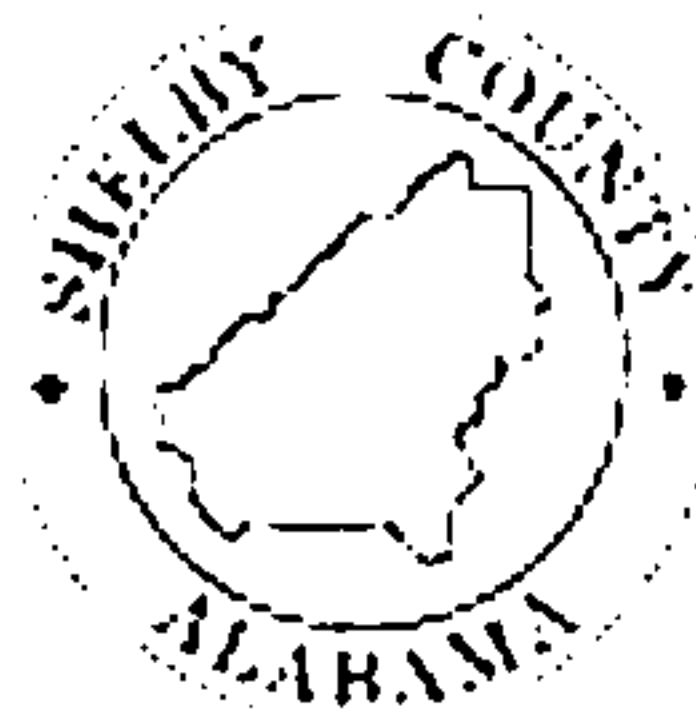


CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot 24, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, page 34, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2023 03:49:26 PM
\$71.00 JOANN
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Allen S. Bayl

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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