

SEND TAX NOTICE TO:
John Reynolds and Traci Reynolds
1461 Ballantrae Club Drive
Pelham, AL 35124

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 **FIVE HUNDRED EIGHT THOUSAND FOUR HUNDRED AND 00/100 (\$508,400.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ricky Patel and Rinku Patel, husband and wife**, whose address is 118 Eastham Court, Suwanee, GA 30024 (hereinafter "Grantor", whether one or more), by **John Reynolds and Traci Reynolds**, whose address is 1461 Ballantrae Club Drive, Pelham, AL 35124 (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 **John Reynolds and Traci Reynolds, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1461 Ballantrae Club Drive, Pelham, AL 35124 to-wit:**


Lot 1216, according to the Final Plat of Manors of Ballantrae Club Drive, as recorded in Map Book 36, Page 82, 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.

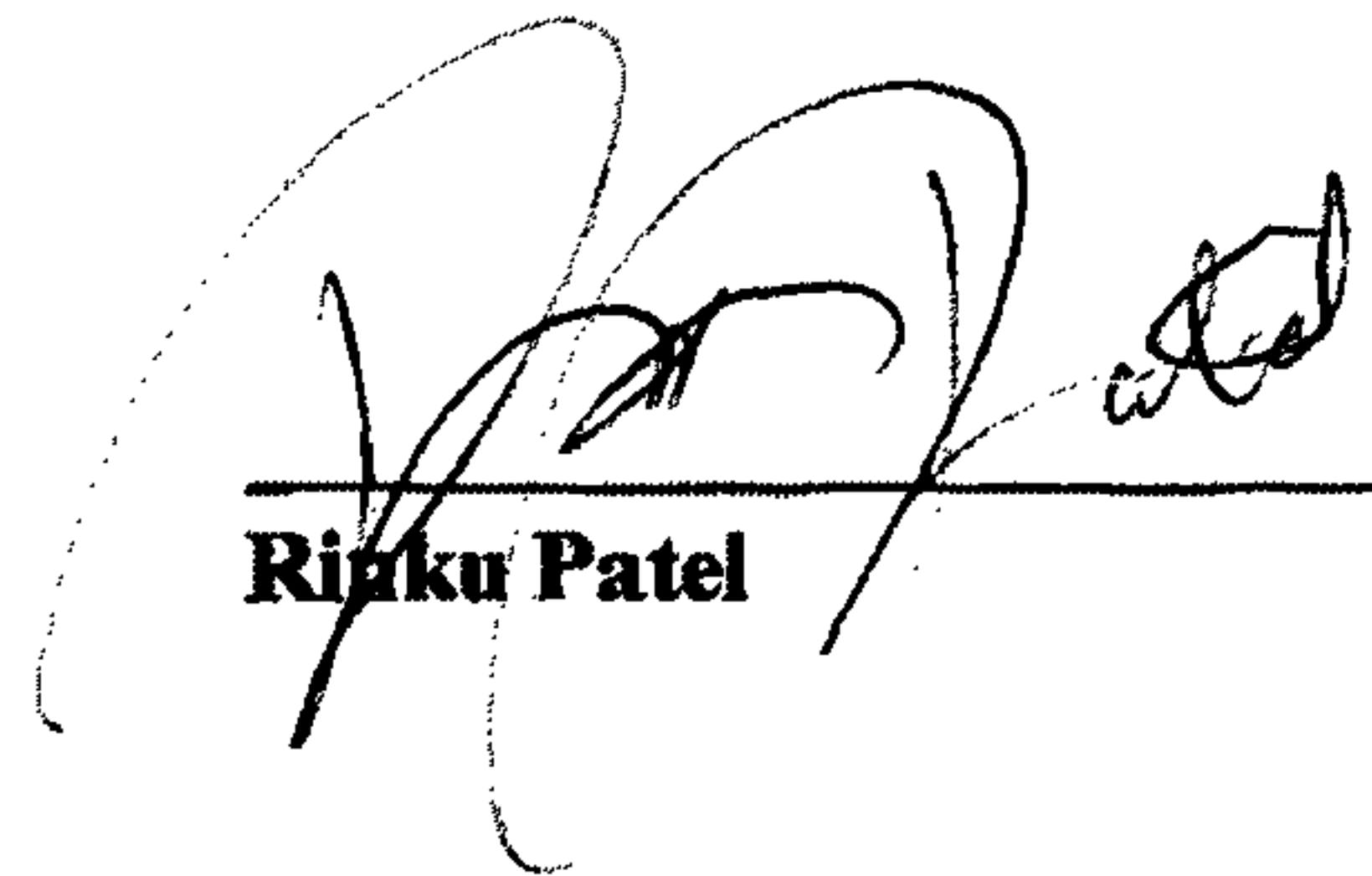
Subject to a third-party mortgage in the amount of \$123,400.00 executed and recorded simultaneously herewith.

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 19 day of April, 2023.



Ricky Patel




Rinku Patel

STATE OF GEORGIA

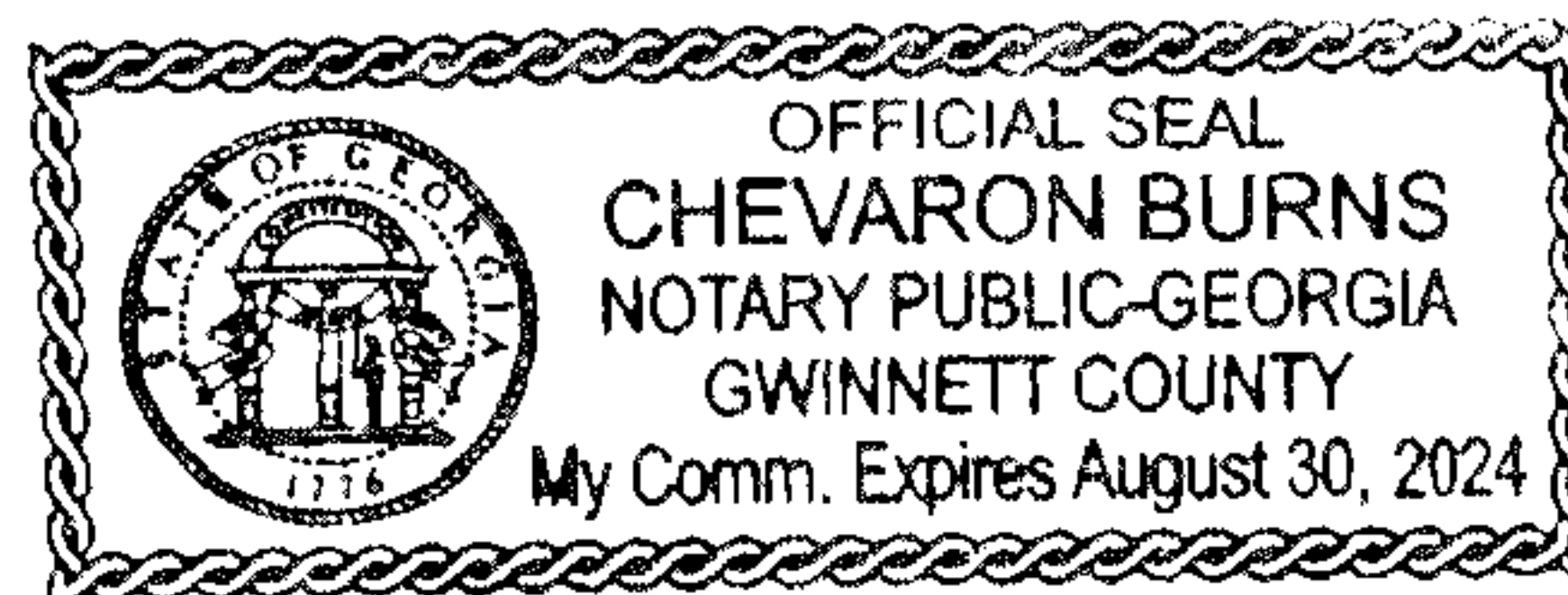
COUNTY OF Gwinnett

I, the undersigned Notary Public in and for said County and State, hereby certify that Ricky Patel and Rinku Patel whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of April, 2023.



Notary Public
My Commission Expires: 08-30-2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2023 12:39:14 PM
\$410.00 BRITTANI
20230421000115510