

Send Tax Notice to:
Joshua G. Beard and Katherine R.
Beard
1454 Butler Road
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-732

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Bruce H. Reynolds, a married man, and Cathy R. McKay, a married woman (herein referred to as "Grantor," whether one or more), whose mailing address is

6424 Barfield Drive, Dallas, TX 75252

by **Joshua G. Beard and Katherine R. Beard (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1454 Butler Road, Alabaster, AL 35007

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 property, which has a mailing address of **1454 Butler Road, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$300,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

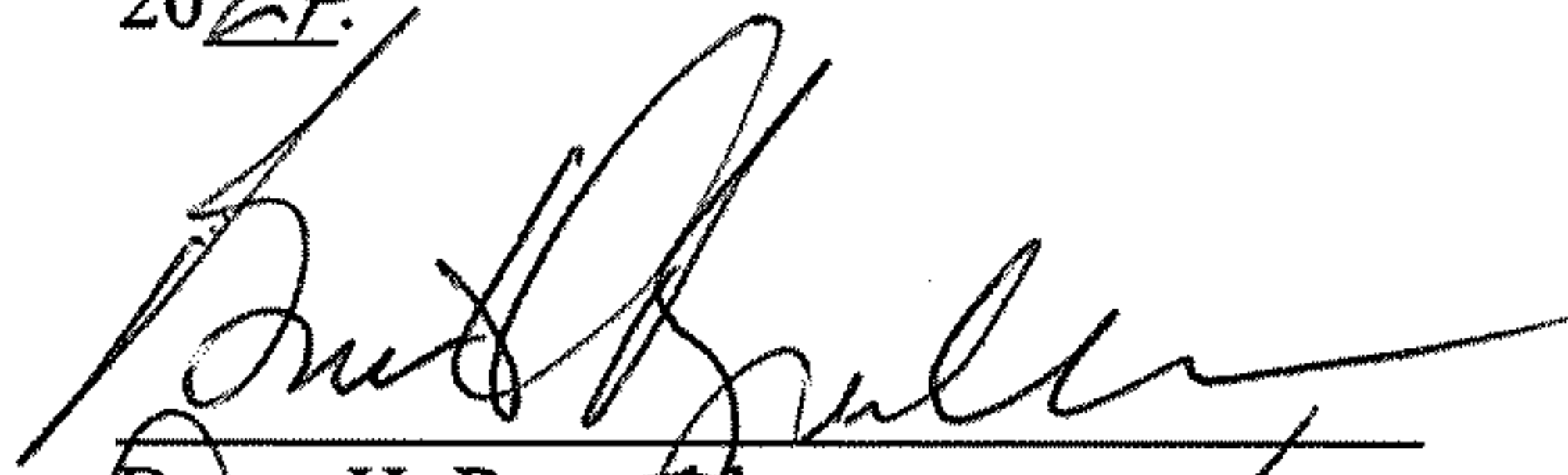
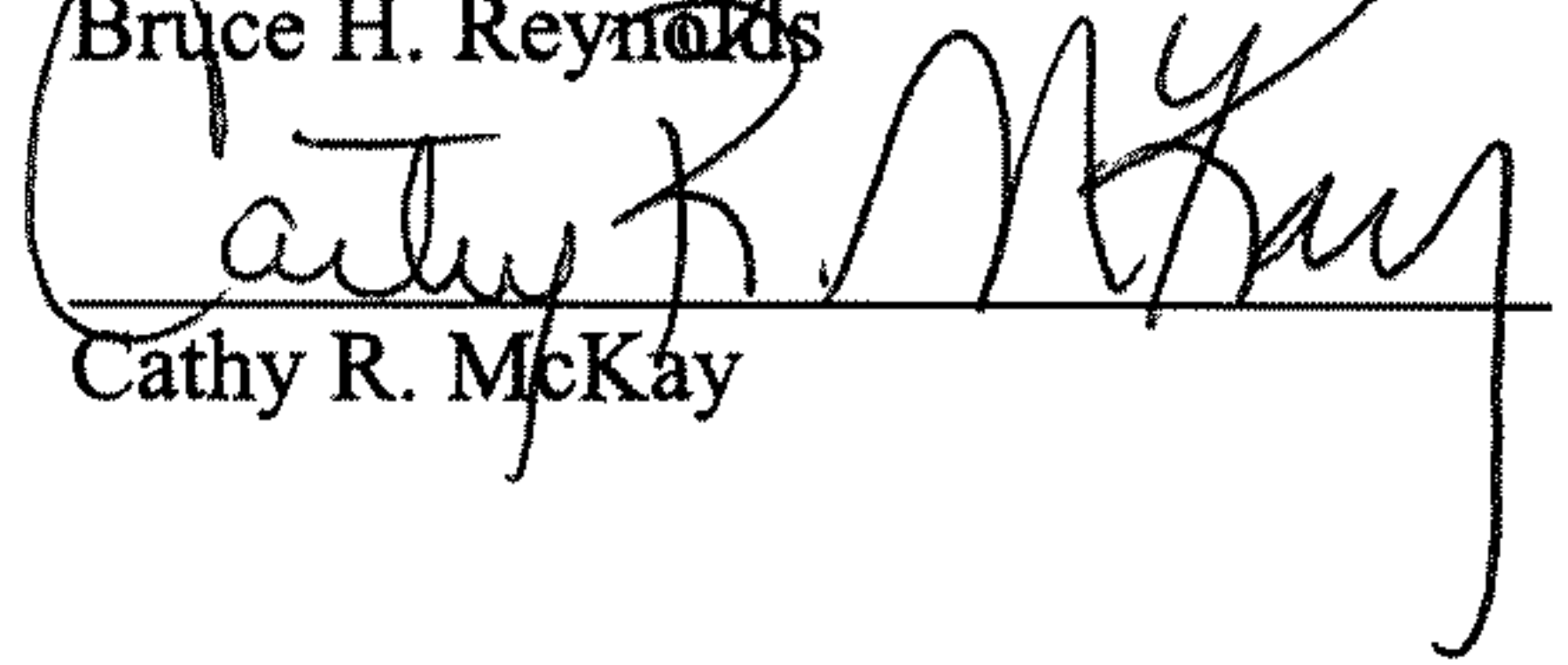
The property herein conveyed does not constitute the homestead of either grantor, nor that of their respective spouse, neither is it contiguous thereto.

Margie T. Reynolds, the other grantee within that certain Personal Representative's Deed recorded in the Shelby County Probate Office at Instrument #20231003000295900 died on or about January 14, 2024.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29 day of February, 2024.


Bruce H. Reynolds

Cathy R. McKay

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Bruce H. Reynolds, Cathy R. McKay and 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 29 day of February, 2024.

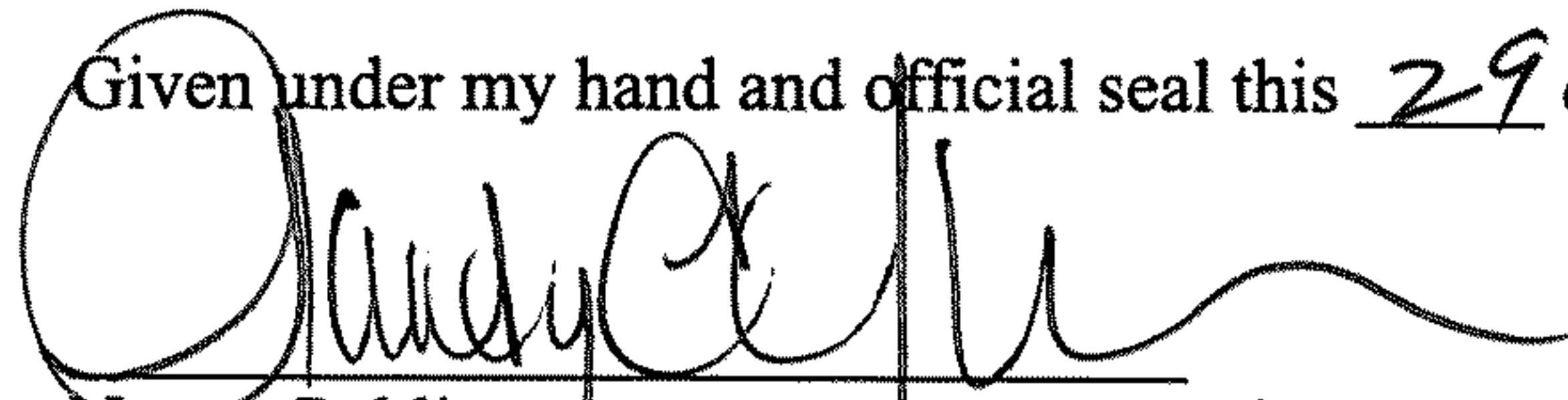

Notary Public
My Commission Expires: 01/09/2027



EXHIBIT A

Property 1:

LOT 3, ACCORDING TO THE SURVEY OF WINDY OAKS, PHASE 2, AS RECORDED IN MAP BOOK 15,
PAGE 112, 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
03/01/2024 09:55:19 AM
\$128.00 JOANN
20240301000055280

Allen S. Bayl