

SEND TAX NOTICE TO:

Ryan McLemore Hendricks and John Ralph Hendricks
110 Southview Drive
Hoover, 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 **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$515,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Heath Reid and Heather Reid, a married couple**, whose address is 105 Kings Crest Lane, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Ryan Hendricks and John Hendricks**, whose address is 110 Southview Drive, Hoover, 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 **Ryan Hendricks and John Hendricks, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 110 Southview Drive, Hoover, AL 35244 to-wit:**

Lot 39, according to the Survey of Southpointe, 9th Sector, Phase 1, as recorded in Map Book 16, page 80 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 \$412,000.00 executed and recorded simultaneously herewith.

Ryan McLemore Hendricks is one and the same as Ryan Hendricks.

John Ralph Hendricks is one and the same person as John Hendricks

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 4th day of April, 2024.



Heath Reid

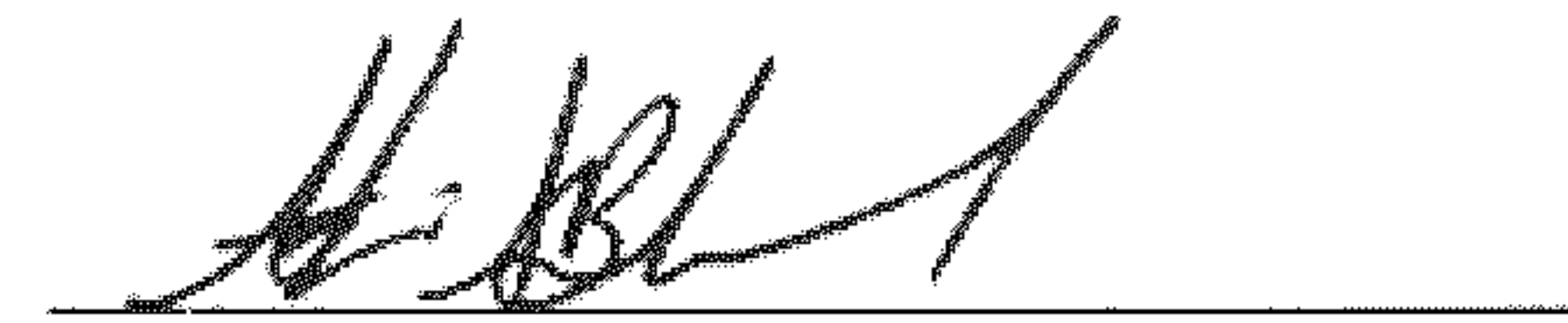


Heather Reid

STATE OF Alabama
COUNTY OF Shelby

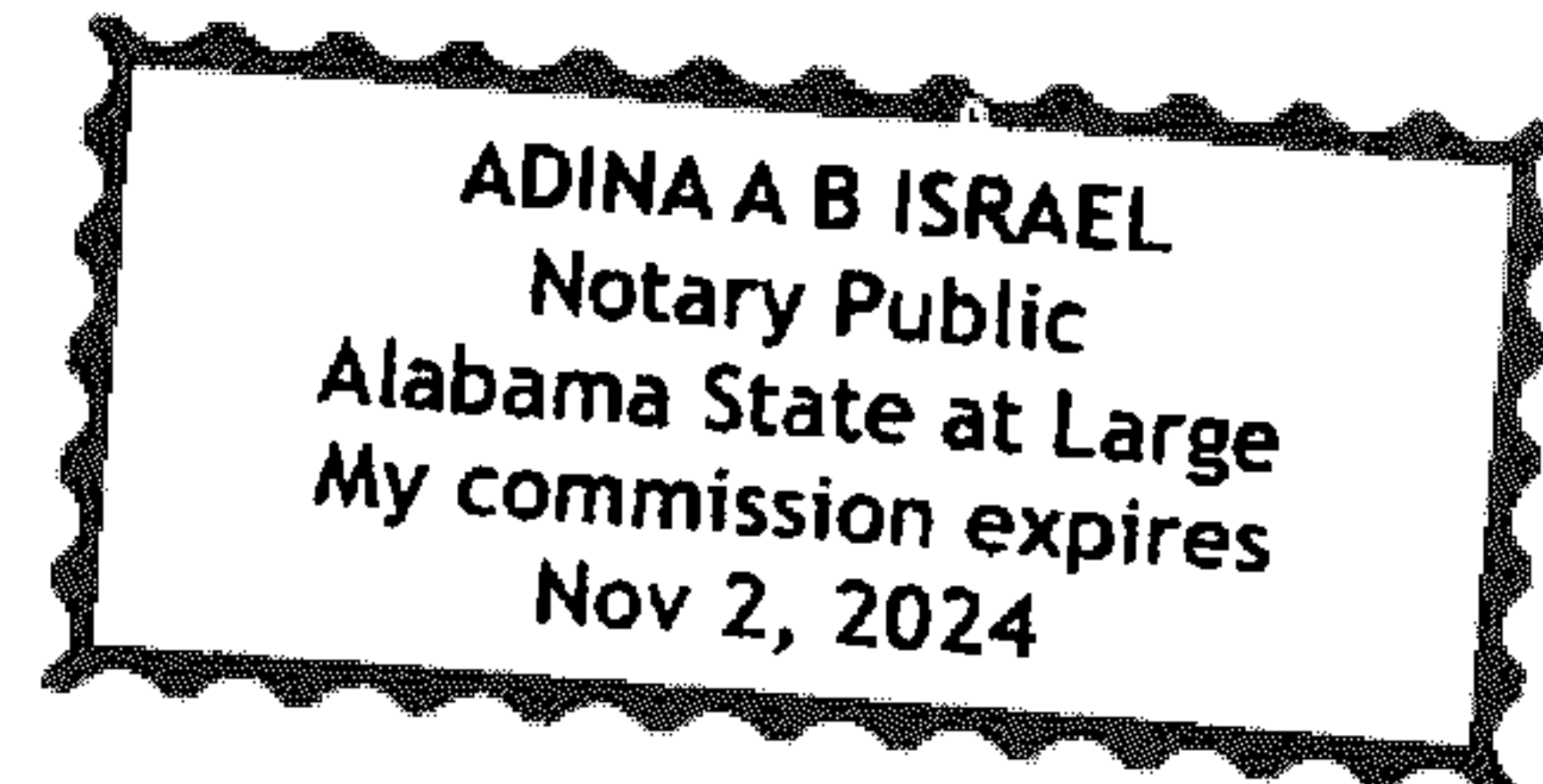
I, the undersigned Notary Public in and for said County and State, hereby certify that Heath Reid and Heather Reid whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2024.



Notary Public

My Commission Expires: November 2, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2024 11:36:06 AM
\$128.00 PAYGE
20240409000101570

