

THIS INSTRUMENT PREPARED BY:
Justin B. Little, Esq.
**who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.**
REYNOLDS, REYNOLDS & LITTLE, LLC
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
File No. 3679.0003

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|------------------|---|--|
| STATE OF ALABAMA | § | |
| | § | STATUTORY WARRANTY DEED |
| SHELBY COUNTY | § | JOINT TENANTS WITH RIGHT OF SURVIVORSHIP |

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned **United Community Bank**, successor by merger to **Progress Bank & Trust**, herein collectively referred to as GRANTOR, by **Deryl W. Owens** and **John Phillips**, herein referred to collectively as GRANTEES, the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto said Grantees the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Final Record Plat of Heatherwood, 7th Sector, as recorded in Map Book 39, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

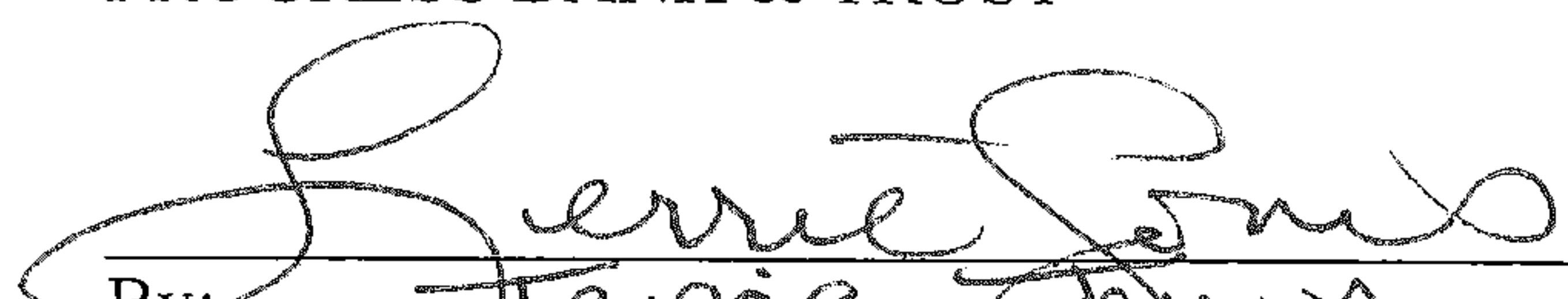
This conveyance is subject to outstanding ad valorem taxes and any restrictive covenants, rights of way, easements, rights of redemption, and reservations and encumbrances of record that apply to the hereinabove described real property. By acceptance of this deed, Grantees acknowledge the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims, states of title, and any matters which would be disclosed by a current survey or title search.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantees, as joint tenants with right of survivorship for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on this 9th day of October, 2024.

GRANTOR:

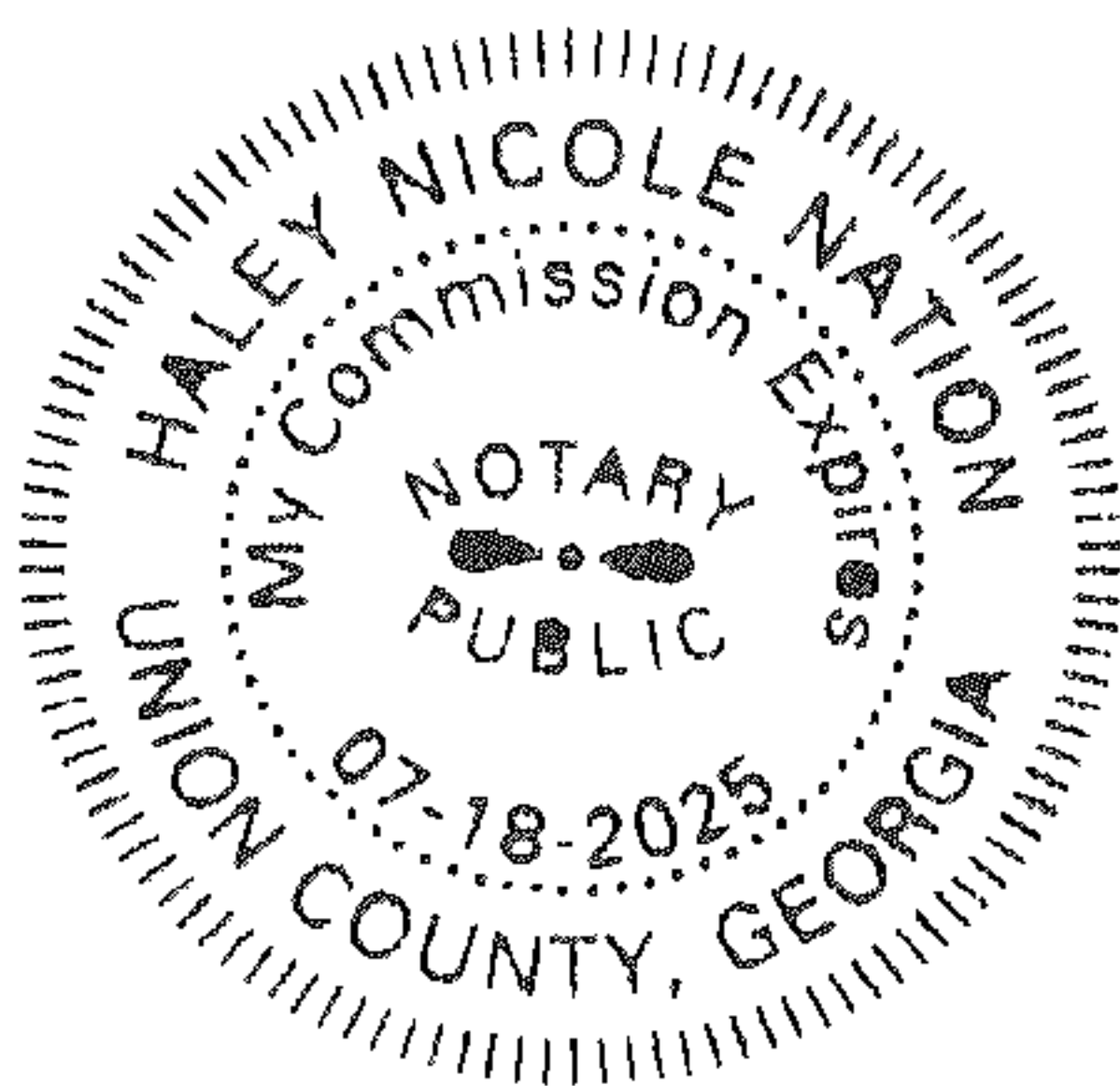
UNITED COMMUNITY BANK, successor by merger to
PROGRESS BANK & TRUST

By: 
Its: Vice President

STATE OF Georgia §
COUNTY OF Union §

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Femie Jones whose name as Vice President of United Community Bank, successor by merger to Progress Bank & Trust, a(n) South Carolina banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal, this the 9th day of October, 2024.



Haley Nicole Nation
Notary Public
My Commission Expires: 07-18-2025

The Following is Provided in Lieu of the RT-1 form:

Grantor's Address:
201 Williams Ave.
Huntsville, AL 35804

Grantee's Address:
124 Payne Road
Montgomery, AL 36116

Property Address:
704 Saint Andrews Lane
Hoover, AL 35244

Sales Price: \$150,000.00 - verified by settlement statement



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2024 08:54:45 AM
\$175.00 JOANN
20241030000338710

Allie S. Bayl