

Send Tax Notice to:
Richard Reese and Trena Reese
1047 Riverchase Cove
Hoover, AL 35244

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

File: **PEL-25-12158**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED AND 00/100 (\$415,800.00) 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 **Tony S. Hebson, Personal Representative of Estate of Juanita Blackmon Hebson, deceased (Shelby County, AL Probate Case No. PR-2025-001868)** (herein referred to as “Grantor,” whether one or more), whose mailing address is

131 Cornerstone Court, Bessemer, AL 35022

by **Richard Reese and Trena Reese** (herein referred to as “Grantee,” whether one or more), whose mailing address is

1047 Riverchase Cove, Hoover, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1047 Riverchase Cove, Hoover, AL 35244**, 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Juanita Blackmon Hebson a/k/a Juanita Rose Hebson is one and the same Nita B. Hebson, grantee, in that certain Warranty Deed recorded in Inst. # 20041129000649030. The other grantee, Clarence B. Hebson, having died on or about January 5, 2012.

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 26 day of November, 2025

Estate of Juanita Blackmon Hebson, deceased (Shelby County, AL Probate Case No. PR-2025-001868)

By: [Signature]
Tony S. Hebson, Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tony S. Hebson**, whose name(s) as **Personal Representative(s)** of **Estate of Juanita Blackmon Hebson, deceased (Shelby County, AL Probate Case No. PR-2025-001868)**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of Juanita Blackmon Hebson, deceased (Shelby County, AL Probate Case No. PR-2025-001868)**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of November, 2025

[Signature]
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 6/09/2027

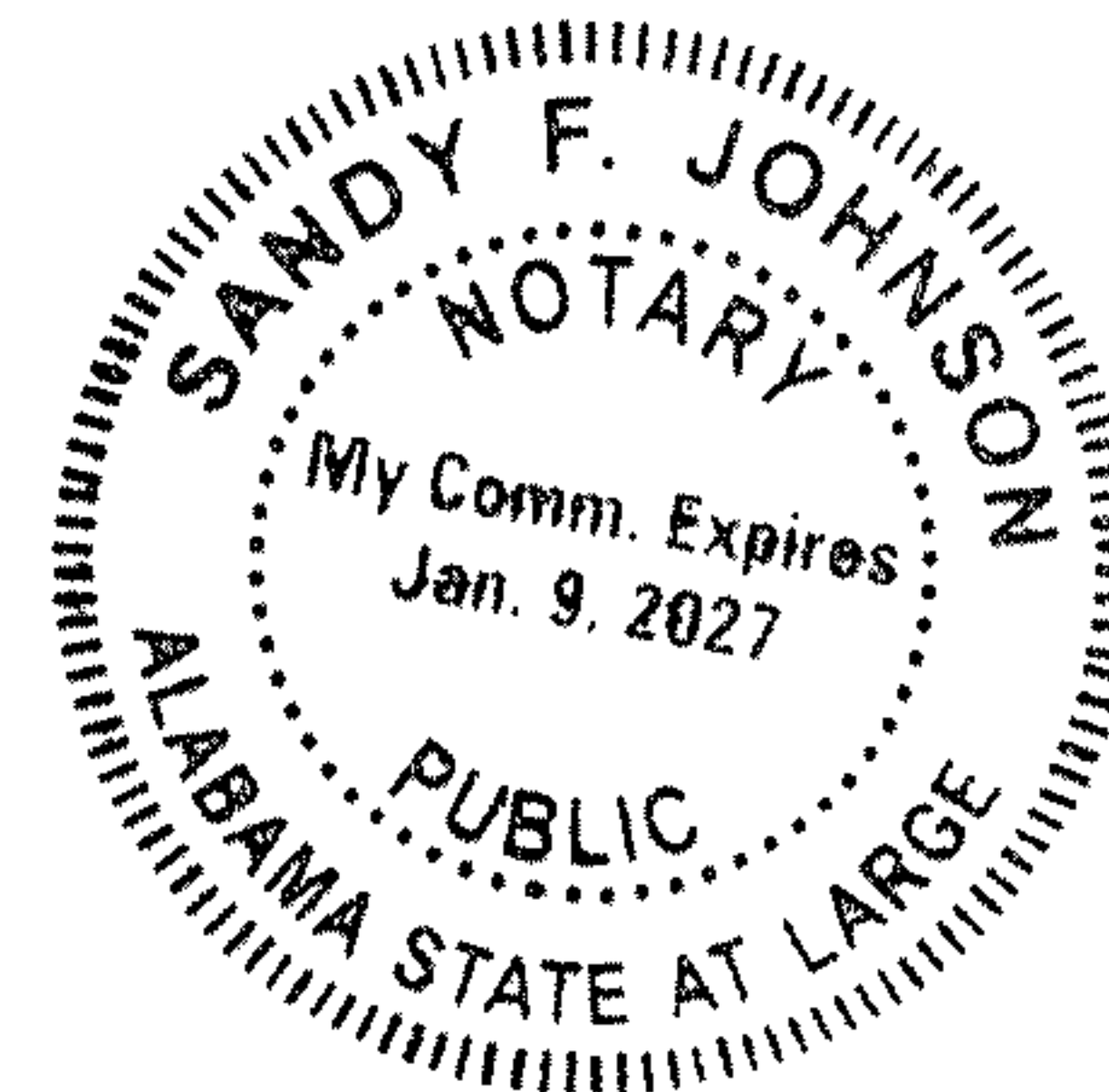


EXHIBIT A

Property 1:

Lot 19, according to the survey of Riverchase Cove, as recorded in Map Book 20, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2025 10:30:08 AM
\$444.00 KELSEY
20251201000364970

Allen S. Bayl