

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4908

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Ninety-five Thousand 00/100s Dollars (\$295,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Justin Howard McCarty and Jamie Michelle McCarty, a married couple** whose mailing address is:

2559 Hwy 93 Helena, AL 35080

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kirsten Michael Reeves** whose

383 Country Church Rd Harpersville AL 35078 mailing address (herein

referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 383 Country Church Rd, Harpersville, AL 35078

Lot 24 of the property of Charles W. Mobley, as shown on Plat prepared by Norman D. DeLoach, Alabama R.L.S. No. 8760, dated May 2, 1983 re-recorded in Map Book 8 Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.


2018 Southern Energy Homes, Inc., Model 41SSP28764EH18 Vehicle ID # RUS074419ALA and # RUS074419ALB

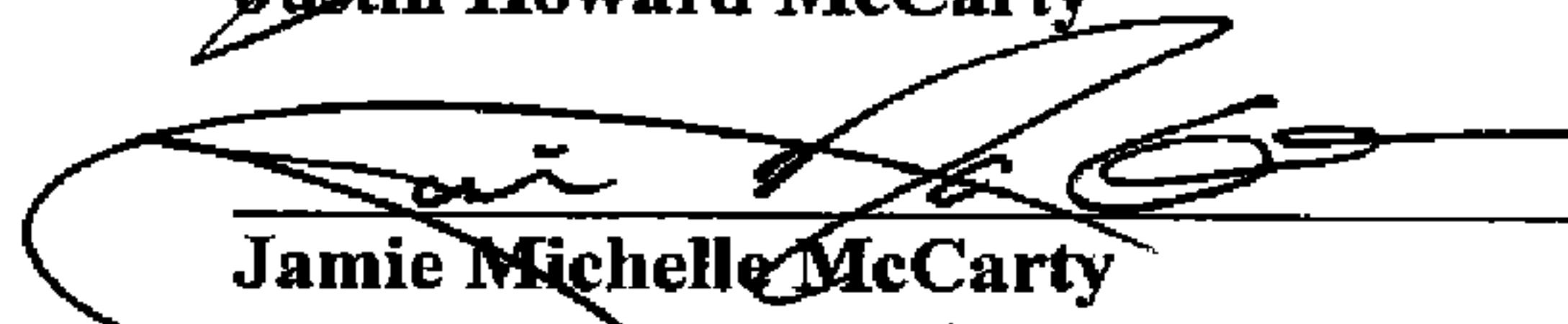
- Subject to ad valorem taxes for the current year, and subsequent years.
- Subject to restrictions, reservations, conditions, and easement of record
- Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$289, 656.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20 day of March, 2026

 (Seal)
Justin Howard McCarty


 (Seal)
Jamie Michelle McCarty

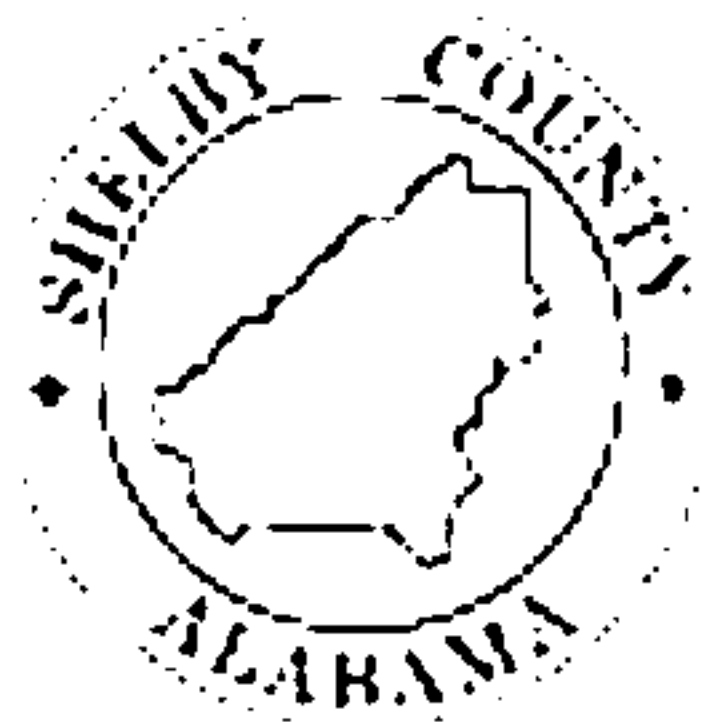
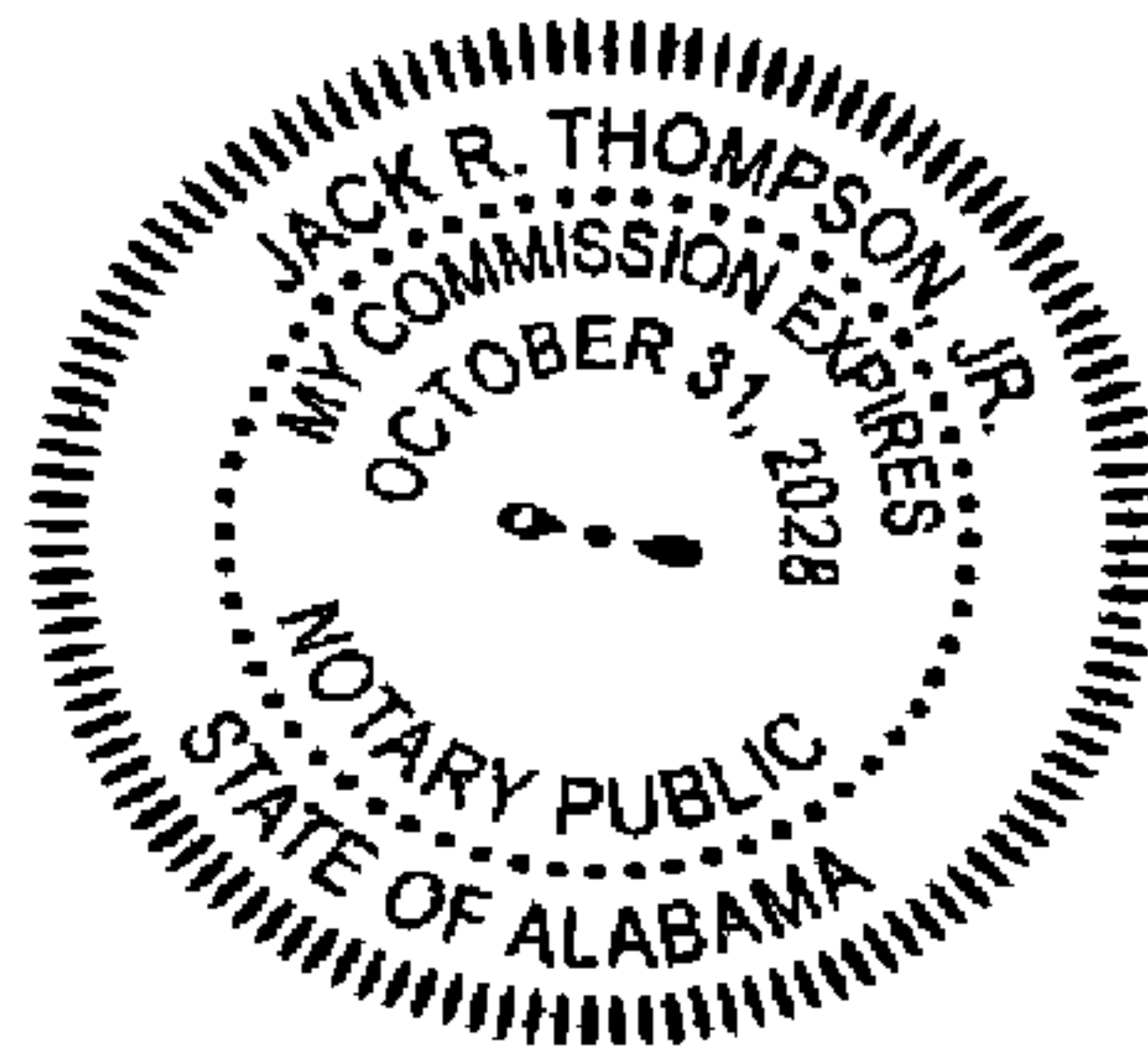
STATE OF Alabama Jefferson County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Justin Howard McCarty and Jamie Michelle McCarty** name 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 this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 20th day of March, 2026

My Commission Expires: 10/31/2028


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2026 09:47:12 AM
\$30.50 PAYGE
20260324000083370

Allie S. Boyd