

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Marilyn Oliver
1168 Rachel Lane
Wilsonville, AL 35186

EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED DOLLARS and NO/00 (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael Reinhardt, a married man**, grant, bargain, sell and convey unto, **Marilyn Oliver** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Ingress/Egress, Utility and Drainage Easement, being more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°26'41"E, a distance of 35.14' to the Southeasterly R.O.W. line of South Main Street and the POINT OF BEGINNING; thence S47°37'27"W and along said R.O.W. line, a distance of 25.00'; thence S29°25'18"E and leaving said R.O.W. line, a distance of 38.06'; thence N00°15'36"W, a distance of 50.00' to the POINT OF BEGINNING.

SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the grantor herein or his spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

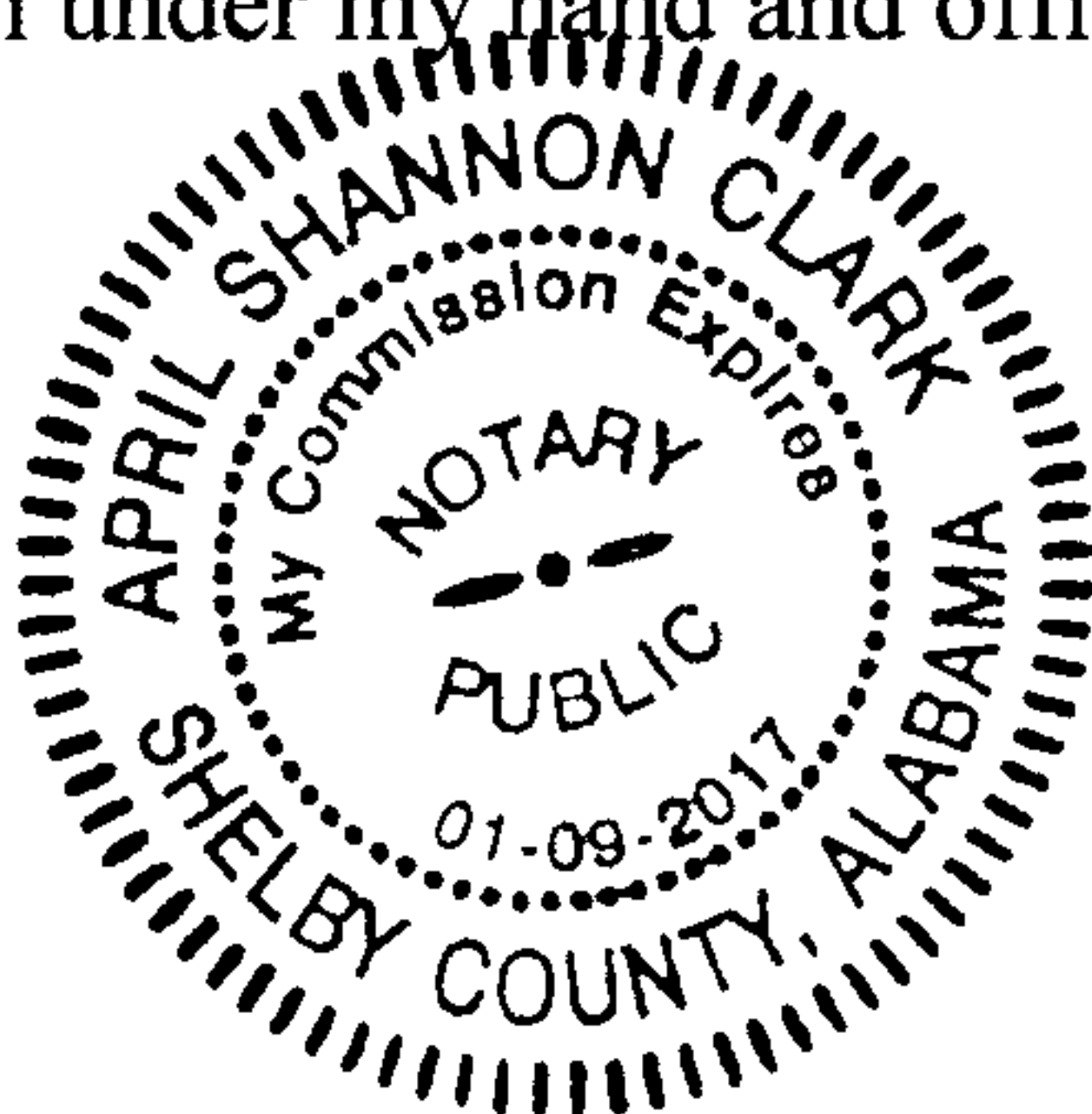
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of June, 2016.


Michael Reinhardt

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael Reinhardt**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 2016.




Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 06/03/2016
State of Alabama
Deed Tax: \$.50


20160603000190610 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
06/03/2016 09:27:21 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Michael Reinhardt
Mailing Address 9170 S. Main St.
Wilsonville, AL 35186

Grantee's Name Marilyn Oliver
Mailing Address 168 Rachel Lane
Wilsonville, AL 35186

Property Address Easement
Wilsonville, AL

Date of Sale 6-1-16
Total Purchase Price \$
Or
Actual Value \$
Or
Assessors Market Value \$ 500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
Closing Statement

Appraisal
Other
tax value

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total Purchase Price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 6-1-16

Print Michael Reinhardt

Unattested AC
(verified by)

Sign Michael Reinhardt
(Grantor/Grantee/Owner/Agent) circle one

