

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Reese Holdings, LLC  
616 Trace Crossings Trail  
Hoover, AL 35244

STATE OF ALABAMA )  
  :  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Fifty-Nine Thousand Four Hundred and 00/100 (\$159,400.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jeffery C. Rhodes and wife, Candace M. Rhodes**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Reese Holdings, LLC** an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 30, BrookHollow Second Sector, as recorded in Map Book 17, at Page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**


Subject To:  
Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

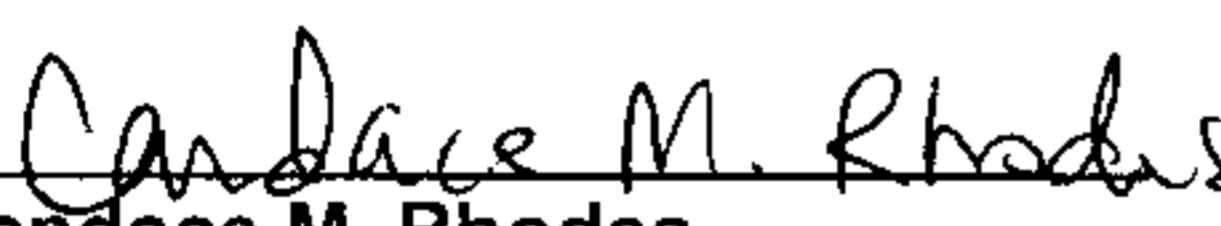
Existing covenants and restrictions, easements, building lines and limitations of record.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the **8th** day of **March, 2019**.

  
\_\_\_\_\_  
Jeffery C. Rhodes

  
\_\_\_\_\_  
Candace M. Rhodes


  
20190321000090520 1/2 \$177.50  
Shelby Cnty Judge of Probate, AL  
03/21/2019 08:09:02 AM FILED/CERT

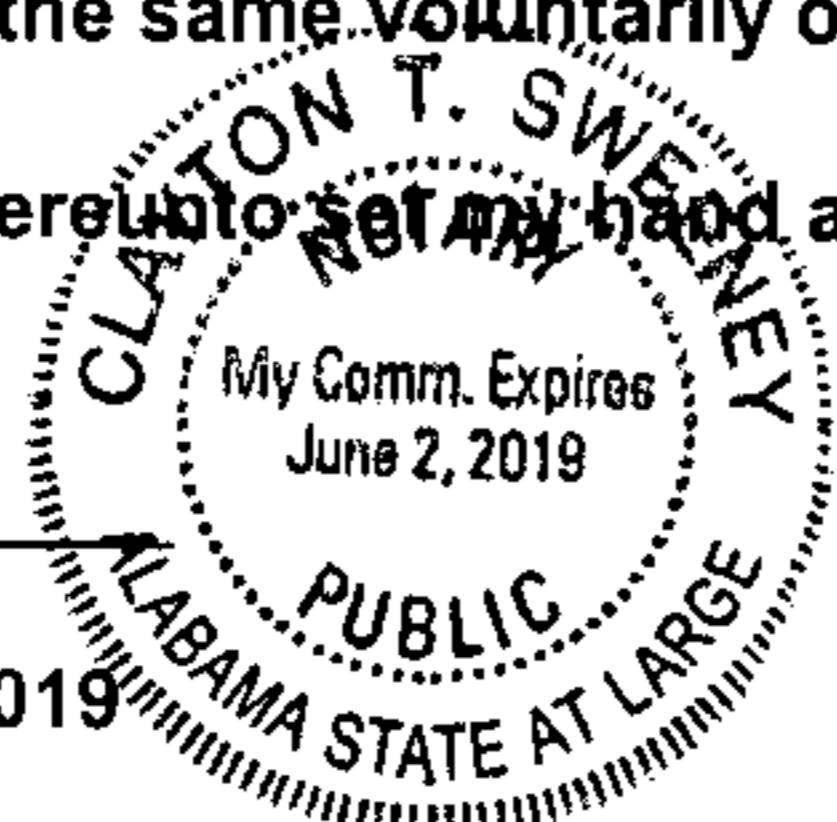
STATE OF ALABAMA )  
  :  
COUNTY OF JEFFERSON )

Shelby County, AL 03/21/2019  
State of Alabama  
Deed Tax: \$159.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeffery C. Rhodes and wife, Candace M. Rhodes, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of March, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 06-02-2019



**Real Estate Sales Validation Form**

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

Grantor's Name	Jeffery C. Rhodes and Candace M. Rhodes	Grantee's Name	Reese Holdings, LLC
Mailing Address	346 Grove Park Court Florence, AL 35633	Mailing Address	616 Trace Crossings Trail Hoover, AL 35244
Property Address	172 Brookhollow Drive Pelham, AL 35124	Date of Sale	<u>March 8, 2019</u>
		Total Purchase Price	\$ <u>159,400.00</u>
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ _____

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/ Assessor's Appraised 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 record.

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 evidenced 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 estimate of 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 § 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 § 40-22-1 (h).

Date: \_\_\_\_\_

Print Jeffery C. Rhodes and Candace M. Rhodes

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign *Jeffery C. Rhodes & Candace M. Rhodes*  
(Grantor/Grantee/Owner/Agent) circle one

